

Bristol Local Plan Publication Version Equality Impact Assessment

Full Council (31 October 2023)



1. Equality Impact Assessments (EqIA's)

What are they and why do we prepare them?

- 1.1 Equality Impact Assessments (EqIA's) are used to ensure the needs of council customers and employees are considered when the council is planning or changing services, strategies, policies and procedures. EqIA's are carried out to ensure the council meets its [Public Sector Equality Duty](#) under the Equality Act 2010. The Act has harmonised and replaced previous anti-discrimination legislation and includes the introduction of 'protected characteristics' and new forms of discrimination.
- 1.2 The Public Sector Equality Duty requires the council to have due regard to the need to:
 - eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
 - advance equality of opportunity between people who share a protected characteristic and those who do not;
 - foster good relations between people who share a protected characteristic and those who do not.
- 1.3 The Public Sector Equality Duty covers the following 'protected characteristics':
 - age;
 - disability;
 - gender reassignment;
 - pregnancy and maternity;
 - race;
 - religion or belief;
 - sex;
 - sexual orientation;
 - marriage or civil partnership (only the duty to eliminate unlawful discrimination applies to this protected characteristic).
- 1.4 Other relevant characteristics can include:
 - Socio-economic (deprivation);
 - Carers;
 - Other groups e.g. asylum seekers and refugees, care experienced, homelessness, armed forces personnel and veterans.
- 1.5 The process of undertaking an EqIA provides the evidence that the council has complied with the Public Sector Equality Duty under the Equality Act. This will involve understanding the potential impacts of the council's decision-making on different people and communities (as represented by the 'protected characteristics' and other relevant characteristics) and help to identify practical steps to tackle any negative impacts or discrimination, and to advance equality. This process helps to ensure that council policy making is made more effective.

Is an EqIA of the new Bristol Local Plan required?

- 1.6 An EqIA will be required if the planned or changed service, strategy, policy, or procedure is relevant to the Public Sector Equality Duty in terms of:
- The elimination of discrimination;
 - The promotion of equality of opportunity;
 - The promotion of good relations between different equalities communities.
- 1.7 The [Bristol Local Plan](#) explores how Bristol will develop and is the framework for deciding planning applications in the city.
- 1.8 The Bristol Local Plan and existing Neighbourhood Development Plans together form the statutory development plan for the city, which is used, alongside the National Planning Policy Framework, to help direct decisions on planning applications in Bristol. The new local plan will provide an updated planning policy framework needed to guide development up to 2040.
- 1.9 Given the scope of the new local plan in terms of geographical extent (citywide), range of policy content, and timespan (up to 2040) it has the potential to affect many people who will live and work in the city, and who will visit the city, over the plan period. As such, the content of the document will be relevant to the Public Sector Equality Duty, as set out above, and for this reason an EqIA of the new Bristol Local Plan is required.

Who are the equalities communities?

- 1.10 The ‘protected characteristics’ or equalities communities referred to under the Equalities Act are as follows:

Age	Issues relating to a particular age group i.e. the young or the elderly
Disability	Issues relating to communities with physical or mental impairment
Gender Reassignment	Issues relating to men and women who have undergone, are undergoing or are about to undergo a process of reassigning their sex
Pregnancy and Maternity	Issues relating to women who are pregnant or within the period of maternity leave
Race	Issues relating to colour, nationality and ethnic or national origin NB: Gypsy (including English, Scottish and Roma Gypsy) and Irish Travellers are a distinct ethnic group
Religion or Belief	Issues relating to religion or lack of religion and or religious or philosophical belief or lack of belief
Sex	Issues relating to men and women
Sexual Orientation	Issues relating to the Heterosexual, Gay, Lesbian and Bisexual communities
Marriage or Civil Partnership	Issues relating to marriage or civil partnership

- 1.11 The above ‘protected characteristics’ will include everyone with many people belonging to more than one ‘protected characteristic’.

What is meant by impact?

1.12 Impact means the effect that a decision or policy might have on persons who share a relevant 'protected characteristic' or other relevant characteristics. Impacts are identified using the following categories:

Neutral impact. This means that a decision or policy would have no impact on persons with a relevant 'protected characteristic' or other relevant characteristics.

Negative Impact: This means that a decision or policy might disadvantage persons with a relevant 'protected characteristic' or other relevant characteristics.

Positive Impact: This means that a decision or policy would create benefits and/or improve opportunities for persons with a relevant 'protected characteristic' or other relevant characteristics, or, improve cohesion and relations between persons who share a 'protected characteristic' or other relevant characteristics and those who do not.

2. Bristol Local Plan - Why are we preparing it?

What is the local plan?

- 2.1 The Bristol Local Plan explores how Bristol will develop and is the framework for deciding planning applications in the city.
- 2.2 The current Bristol Local Plan is a set of three documents covering the period until 2026. The Bristol Local Plan and Neighbourhood Development Plans together form the statutory development plan, which is used, alongside the National Planning Policy Framework, to help direct decisions on planning applications in Bristol.

Why has the local plan been reviewed?

- 2.3 An updated planning policy framework is needed to guide development up to 2040.
- 2.4 When the consultation started in 2018, Bristol City Council, South Gloucestershire Council, Bath & North East Somerset Council and North Somerset Council had been working together to prepare the West of England Joint Spatial Plan. That plan was withdrawn and the strategic planning context for the Bristol Local Plan was due to be set out in the West of England Combined Authority Spatial Development Strategy. The Spatial Development Strategy is not now being progressed and so the strategic planning context for Bristol's local plan will be established through a process of cooperation with our neighbouring councils.

Is the whole local plan changing?

- 2.5 The new Bristol Local Plan will comprise a single document. When the review started it was expected that many existing policies (retained policies) would be carried forward from the current local plan where they remained up to date and relevant. With the passage of time and changing strategic context it became necessary to rewrite the whole of the local plan. Some of the policies in this version of the local plan are very similar to those in the existing local plan where they continue to be consistent with national planning policy and support the local plan's overall aims and objectives.

Local plan stages

- 2.6 The new Bristol Local Plan has a number of stages of preparation.
- 2.7 The current publication version will be made available for formal representations by the end of November 2023. After the period for representations is over the plan will be submitted for examination by a planning inspector who will report on whether the document meets with legal requirements and is sound in planning terms. Modifications may be made to the plan at that stage. The council will then formally adopt the plan making it part of the statutory development plan.

The new local plan - publication version

- 2.8 This stage of the local plan sets out the new policies and proposals that the council has agreed. The policy topics covered are:

- **Development Strategy**
- **Infrastructure, Developer Contributions and Social Value**
- **Urban living: Making the best use of the city's land**
- **Housing**
- **Economy and inclusive growth**
- **Centres, shopping, and the evening economy**
- **Biodiversity and Green Infrastructure**
- **Transport**
- **Community facilities**
- **Net zero and climate**
- **Design and conservation**
- **Health, wellbeing, and food sustainability**
- **Utilities and Minerals**
- **Development Allocations**

3. Assessment of the Bristol Local Plan

Method and scope of assessment

- 3.1 The council has developed its own methodological approach to undertaking EqIA's. This comprises a 5 step sequential process each with associated questions, set out in the [Equality Impact Assessment form](#). The process is structured to ensure that due regard is had to the Public Sector Equality Duty. The full process including all associated questions is set out below.
- 3.2 Some of the policies in the new local plan are very similar to those in the existing local plan in terms of their general aim and purpose. When assessing new policies consideration has been given to previous Equality Impact Assessments of similar existing policies.

The assessment process

Step 1: What do we want to do?

What are the aims and objectives/purpose of this proposal?

- 3.3 The broad function of the new local plan is set out in section 2 of this report. The aims and objectives of the new local plan relating to specific policy topics (listed at para. 2.8 above) are set out in Table 1 and the purpose of each local plan policy is set out in Table 2.

Who will the proposal have the potential to affect?

- 3.4 Given the scope of the new local plan in terms of geographical extent (citywide), range of policy content, and timespan (up to 2040) it has the potential to affect many people who will live and work in the city, and who will visit the city, over the plan period.

Will the proposal have an equality impact?

- 3.5 A wide range of social, environmental and economic effects are likely as a result of development decisions based on policies within the new local plan. For these reasons the new local plan will have a wide-ranging equality impact.
- 3.6 All the policies within the plan have been designed and drafted to help deliver an overarching aim/objective to achieve;

Inclusive and sustainable growth and development addressing the needs of everyone in all parts of the city.

Policies within the new local plan should therefore meet the three aims of the Public Sector Equality Duty (where these are relevant to the policy area). The approaches taken by individual policies are not expected to result in any negative impacts on 'protected characteristics' or other relevant characteristics.

Table 1: Aims and objectives by local plan policy topic

Aims and objectives	Local plan policy topic
Setting out an approach to inclusive and sustainable growth and development, addressing the needs of everyone in all parts of the city	The plan as a whole
Enabling of delivery of at least 1,925 new homes a year in Bristol up to 2040 including affordable housing and homes to meet a range of needs	Housing
Aiming to exceed our housing target where new infrastructure can unlock additional potential	Housing
Tackling the climate and ecological emergencies as we meet our needs for sustainable development	Development Strategy Net Zero and Climate Biodiversity and Green Infrastructure
Establish a planning approach which sees development of new and affordable homes as a core objective in development decisions, significantly increasing the number of new and affordable homes	Development Strategy Housing
Actively respond to the climate and ecological emergencies whilst securing sustainable development	Net Zero and Climate Biodiversity and Green Infrastructure
Enable the sustainable growth of our economy for everyone, with modern workplaces and digital infrastructure fit for the future	Development Strategy Infrastructure and Social Value Economy and Inclusive Growth
Promote urban living across the city with a focus on brownfield land – encouraging developments of homes with urban character, form and design in well-designed, connected, healthy and accessible neighbourhoods which achieve a liveable environment	Development Strategy Urban Living: Making the best use of the city’s land Centres, shopping and the evening economy
Secure diverse and vibrant centres across the city which help to deliver the goal of a ‘15-minute city’	Centres, shopping and the evening economy
Take a plan-led approach to promoting areas with the potential to increase densities and make efficient use of under-used land; this includes transforming some areas of the city to create communities with new homes, workplaces and public open spaces	Development Strategy Urban Living: Making the best use of the city’s land
Allocate new sites for housing and mixed-use development and highlight sites with potential for housing development and ensure that the best use is made of existing development allocations	Development Strategy Development Allocations
Encourage innovation in the design, construction, and location of diverse housing solutions; diversify the housing offer, promoting new building types and tenures such as build for rent, housing for older people and self-build and community-led housing	Housing Urban Living: Making the best use of the city’s land Design and Conservation

Manage the development of student housing to safeguard existing communities whilst supporting thriving universities by meeting student accommodation needs	Development Strategy Housing
Protect our valued open spaces, promote food growing and increase the tree canopy to support a liveable, healthy city	Biodiversity and Green Infrastructure Health, wellbeing and food sustainability
Cherish the city's historic environment and harness the benefits of heritage sensitive regeneration	Development Strategy Design and Conservation
Make sure new buildings protect the environment, achieving carbon net zero development at the earliest opportunity and adapting to the likely impact of climate	Net Zero and Climate Biodiversity and Green Infrastructure
Tackle the challenges of air quality, health inequality and safeguarding environmental quality.	Health, Wellbeing and Food Sustainability

Table 2: Purpose of local plan policies

Local plan policies	Purpose of policy
<i>Development Strategy</i>	
Policy DS1: Bristol City Centre	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Mix of uses including offices, residential, retail, leisure, tourism, entertainment and arts and cultural facilities. • Improved transport systems and connectivity. • Consolidation and expansion on the University of Bristol and Bristol Royal Infirmary sites. • Management of purpose-built student accommodation. • Regeneration with a focus on areas of growth. • New open space and new and enhanced public realm and green infrastructure . <p><u>Culture and diversity of uses</u></p> <ul style="list-style-type: none"> • Facilities and services contributing to the diversity and vitality of the city centre encouraged and retained. • Cultural provision expected to be diverse. <p><u>Bristol Temple Quarter</u></p> <ul style="list-style-type: none"> • New urban quarter focusing on an improved transport hub at Temple Meads. <p><u>St. Philip's Marsh</u></p> <ul style="list-style-type: none"> • Regenerated city quarter including workspace and new homes. <p><u>Floating Harbour</u></p> <ul style="list-style-type: none"> • Maintained as a location for maritime industries and water related recreation activities. • Role as a visitor destination and heritage asset maintained. • Waterfront areas revitalised.

Local plan policies	Purpose of policy
	<p><u>Western Harbour</u></p> <ul style="list-style-type: none"> • New city quarter. <p><u>Broadmead</u></p> <ul style="list-style-type: none"> • Inclusive, sustainable and re-connected city centre neighbourhood. • New homes, diverse retail provision, workspace, cultural facilities and evening economy uses. <p><u>Frome Gateway</u></p> <ul style="list-style-type: none"> • New mixed use neighbourhood. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> • Higher density, mixed use development encouraged. • Enhancing social inclusion and community cohesion. • Reduce the severance of parts of the city centre from neighbouring communities caused by major roads and other physical barriers. • High quality placemaking: <ul style="list-style-type: none"> - approach to tall buildings; - key views protected; - prioritise pedestrian access/cycling/public transport; - active ground floor uses; - measures to secure public access and routes for walking, cycling and public transport; - accord with local design guidance.
Policy DS1A Bristol City Centre – Broadmead Castle Park and the Old City	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Accord with City Centre Development and Delivery Plan. • More efficient use of land. • Greater mix of uses. • Broadmead and Cabot Circus to remain the city’s principal shopping location supported by new homes and workspace and diversified offer. • Provision of infrastructure, services and community facilities including 10% of ground floor space for use by community/cultural organisations/groups. <p><u>Place principles</u></p> <ul style="list-style-type: none"> • Liveable residential environments. • Enhancements to public realm. • New routes and better connections. • Incorporate and enhance the area’s built and cultural heritage. • Approach to tall buildings. <p><u>Castle Park</u></p> <ul style="list-style-type: none"> • Rejuvenated, enhanced and with better connections. • Open space role should not be harmed (through overshadowing/micro-climate impacts) and important views retained.

Local plan policies	Purpose of policy
	<p><u>Old City</u></p> <ul style="list-style-type: none"> • Preserve, enhance and reinstate the area’s historic character. • Reduce the impact of traffic and contribute to public realm improvements. • Support growth of independent retail.
Policy DS2: Bristol Temple Quarter	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Office and flexible workspace. • New homes. • Temple Meads regenerated. • Education facilities (University of Bristol). • Hotel and Conference facilities. • Complimentary retail and leisure facilities. • New walking and cycling routes. • Infrastructure, services and community facilities. • New and enhanced public realm and green infrastructure . <p><u>Temple Meads area</u></p> <ul style="list-style-type: none"> • Temple Meads Station transformed into a modern transport interchange with enhanced connections through the site including new/enhances entrances (north and east) and connections to University of Bristol enterprise Campus. <p><u>Silverthorne Island</u></p> <ul style="list-style-type: none"> • Mixed uses including workspace, homes, student accommodation and leisure and education. <p><u>Temple Island</u></p> <ul style="list-style-type: none"> • Mixed uses including new workspace, conference/hotel, homes, student accommodation. <p><u>York Road/Mead Street area</u></p> <ul style="list-style-type: none"> • New workspace, homes and supporting infrastructure. <p><u>Place principles</u></p> <ul style="list-style-type: none"> • Accord with the Temple Quarter Development Framework. • Development to have a form, scale and density consistent with a city centre location. • Approach to tall buildings. • Mix of housing types. • Preserve and enhance the Silverthorne Lane conservation area. • Enhance Totterdown Basin area. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Flood risk</u></p> <ul style="list-style-type: none"> • Flood risk sequential test within the area. • Flood risk assessment for sites.

Local plan policies	Purpose of policy
Policy DS3: St Philip's Marsh	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Mixed uses including new homes and workspace. • Retention, refurbishment, intensification and/or redevelopment/reincorporation of workspace to support an increase in jobs. • Student accommodation. • Infrastructure, services and community facilities. • Maintained and safeguarded transport and utility infrastructure. • New/enhance walking and cycle routes. • New/enhanced public realm and green infrastructure. • Retention, enhancement and creation of open space. <p><u>North west St. Philip's Marsh</u></p> <ul style="list-style-type: none"> • Knowledge based employment led area. • Workspace/offices. • Enhanced connections. • Redevelopment and regeneration along the River Avon frontage. • Enhance Feeder Road canal-side environment. <p><u>South St. Philip's Marsh</u></p> <ul style="list-style-type: none"> • Residential led mixed use neighbourhood. • Enhance river front setting (leisure or sporting uses). • Redevelopment and regeneration along River Avon frontage (new greenway and flood protection). <p><u>North east St. Philip's Marsh</u></p> <ul style="list-style-type: none"> • Mixed residential and workspace uses, including small-scale manufacturing and maker-spaces. <p><u>Place principles</u></p> <ul style="list-style-type: none"> • Accord with the Temple Quarter Development Framework. • Development to have a form, scale and density consistent with its central urban location. • Enhance social inclusion and community cohesion and access to employment. • Mix of housing including affordable housing. • Improvements to connectivity. • Provision of green infrastructure and open space – Sparke Evans park enhanced. • Retain and enhance pedestrian/cycle links to areas south of River Avon. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Flood risk</u></p> <ul style="list-style-type: none"> • Flood risk sequential test within the area. • Flood risk assessment for sites.

Local plan policies	Purpose of policy
Policy DS4: Western Harbour	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • New city quarter – new homes, workspace, leisure and services. • Re-configured road system. • Mix of homes. • Mix of workspace. • Retail and leisure development. • Infrastructure, services and community facilities. • Retention/provision of open space and green infrastructure and public realm improvements. • New walking and cycling routes and connections to surrounding areas. <p><u>Place principles</u></p> <ul style="list-style-type: none"> • Accord with a masterplan. • Respond to heritage assets, keys views and landmarks. • Co-ordinate development with other sites in the locality. • Provision of flood defences. • Network of accessible pedestrian walkways along the Cumberland Basin, Floating Harbour and River Avon New Cut. • Strengthened pedestrian and cycling links. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Flood risk</u></p> <ul style="list-style-type: none"> • Flood risk sequential test within the area. • Flood risk assessment for sites.
Policy DS5: Frome Gateway	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Mixed use neighbourhood. • Mix of homes, work space, student accommodation and retail leisure development. • Infrastructure, services and community facilities. • New and improved walking and cycling routes and connections. • Green infrastructure and public realm enhancements. • New open space. <p><u>Place-making principles</u></p> <ul style="list-style-type: none"> • Accord with regeneration framework. • Efficient use of land. • Development to be of a scale and design appropriate to the location. • Co-ordinate development with other surrounding sites.

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> • Strengthened pedestrian and cycle links. • Newfoundland Way enhanced as a mixed-use city street. • New crossings over Newfoundland way. • Enhanced connections. • Enhancement of River Frome. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Flood risk</u></p> <ul style="list-style-type: none"> • Flood risk sequential test within the area. • Flood risk assessment for sites.
Policy DS6: Lawrence Hill	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Mix of homes, workspace and community uses. • Retail and leisure development. • Infrastructure, services and community facilities. • New walking and cycling routes and connections. • Public transport improvements. • Green infrastructure and public realm enhancements. • New and enhanced open space. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> • Accord with regeneration framework. • Efficient use of land. • Development to be of a city centre density – approach to tall buildings. • Co-ordinate development with other surrounding sites. • New and improved pedestrian and cycle links. • Active ground floor uses. • Potential to reconfigure Lawrence Hill Roundabout. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Workspace</u></p> <ul style="list-style-type: none"> • Sites currently or recently used for business purposes to provide new workspace as part of the mix of uses. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types.

Local plan policies	Purpose of policy
Policy DS7: Central Fishponds	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Mix of homes, workspace and community uses. • Retail and leisure development. • Infrastructure, services and community facilities. • New walking and cycling routes and connections. • Public transport improvements. • Green infrastructure and public realm enhancements. • New and enhanced open space. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> • Accord with a regeneration framework. • Efficient use of land. • Development of a scale and design appropriate to location. • Co-ordinate development with other surrounding sites. • Improved pedestrian and cycle routes. • Active ground floor uses. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Workspace</u></p> <ul style="list-style-type: none"> • Sites currently or recently used for business purposes to provide new workspace as part of the mix of uses. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types.
Policy DS8: Central Bedminster	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Mix of residential, workspace and community uses. • Provision/retention of cultural and evening economy uses. • Student bed spaces. • Retail and leisure development consistent with policy SSE4. • Infrastructure, services and community facilities. • Public transport improvements and new walking and cycling routes. • Green infrastructure and public realm improvements. • New and enhanced open space. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> • Development to accord with regeneration frameworks. • Efficient use of land. • Development of a scale and design appropriate to location. • Co-ordinate development with other surrounding sites.

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> • Improved pedestrian and cycle routes. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Workspace</u></p> <ul style="list-style-type: none"> • Sites currently or recently used for business purposes to provide new workspace as part of the mix of uses. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types. <p><u>Flood risk</u></p> <ul style="list-style-type: none"> • Flood risk sequential test within the area. • Flood risk assessment for sites.
Policy DS9: Brislington	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • Mix of residential, workspace and community uses. • Retail and leisure development consistent with policy SSE4. • New walking and cycling routes. • Green infrastructure and public realm improvements. • New and enhanced open space. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> • Development to accord with a regeneration framework. • Efficient use of land. • Co-ordinate development with other sites. • Improved pedestrian and cycle routes. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types.
Policy DS10: The Green Belt	<ul style="list-style-type: none"> • Protection of land within the Green Belt and Green Belt boundaries (excepting land identified under policies DS11 and DS12).
Policy DS11: Development allocations – southwest Bristol	<ul style="list-style-type: none"> • Sites proposed to be removed from the Green Belt and allocated for new homes: <ul style="list-style-type: none"> - Land at Ashton Gate; - Land adjacent to Elsbert Drive, Bishopsworth.
Policy DS12: New neighbourhood – Bath Road, Brislington	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • New neighbourhood of residential led mixed use development in accordance with detailed development framework or masterplan.

Local plan policies	Purpose of policy
	<p><u>Key development principles</u></p> <ul style="list-style-type: none"> • Supported by local/strategic transport infrastructure. • Allow for mass transit and improved walking/cycling corridor. • Retention/incorporation of trees, hedgerows and other green infrastructure. • Provision of primary school places off-site. • Retention of allotments. • 35% affordable housing and 5% self-build/community-led housing.
Policy DS13: Lockleaze Policy	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • New homes. • High quality workspace. • Improved pedestrian and cycle routes, including over the railway. • Green infrastructure and public realm enhancements. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> • Efficient use of land. • Co-ordinate development with other sites. • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Workspace</u></p> <ul style="list-style-type: none"> • Sites currently or recently used for business purposes to provide new workspace as part of the mix of uses. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types.
DS14: Central Southmead	<p><u>Overall approach/land-uses</u></p> <ul style="list-style-type: none"> • New homes including affordable. • Redevelopment of Glencoyne Square for new homes. • Community facilities. • Improved pedestrian and cycle routes. <p><u>Place Principles</u></p> <ul style="list-style-type: none"> • Efficient use of land. • Delivery of new homes through more urban form of development appropriate to context. • Co-ordinate development with other sites. <p><u>Transport</u></p> <ul style="list-style-type: none"> • Public transport enhancements, enhanced connectivity with surrounding areas, cycle provision, pedestrian route improvements and local highway improvements. <p><u>Housing mix</u></p> <ul style="list-style-type: none"> • Appropriate mix of housing types.

Local plan policies	Purpose of policy
<i>Infrastructure, Developer Contributions and Social Value</i>	
Policy IDC1: Development contributions and CIL	<ul style="list-style-type: none"> • To ensure future development in Bristol is supported by new and improved infrastructure such as schools, parks, transport facilities and health facilities. • Contributions to be secured through Community Infrastructure Levy or via planning obligations.
Policy SV1: Social value and inclusion	<ul style="list-style-type: none"> • To ensure development supports social inclusion and deliver social value throughout its lifecycle. • Development to demonstrate how it maximises its positive contribution as relevant to: <ul style="list-style-type: none"> - Reducing inequalities in Bristol; - The ability of all residents and vulnerable groups to fully participate in society; - Inclusive places and spaces; - Economic inclusion; - Health and wellbeing; and - Resilience.
<i>Urban Living: Making the best use of the city's land</i>	
Policy UL1: Effective and efficient use of land	<ul style="list-style-type: none"> • Sets out how land will be used efficiently including optimising density and identifying locations for more intensive forms of development.
Policy UL2: Residential densities	<ul style="list-style-type: none"> • Sets minimum densities for residential development across the city and based on location.
<i>Housing</i>	
Policy H1: Delivery of new homes – Bristol's housing requirement	<ul style="list-style-type: none"> • Sets out the annual average minimum target for new homes (1,925) to be delivered across the plan period (2023 - 2040).
Policy AH1: Affordable housing provision	<ul style="list-style-type: none"> • Requires affordable housing from all major residential developments of 10 dwellings or more • Sets a minimum requirement of 35% affordable housing across the city to be delivered through: <ul style="list-style-type: none"> - Maximising public subsidy; - Meeting any shortfall through other mechanisms. • Sets out the required tenure split for affordable housing as 75% social rent and 25% affordable home ownership. • Ensures all affordable housing meets with local and national provisions.
Policy H2: Preventing the loss of residential accommodation	<ul style="list-style-type: none"> • Prevents the loss of existing homes.
Policy H4: Housing type and mix	<ul style="list-style-type: none"> • Ensures new residential development provides for a range of housing types and sizes to support the creation of mixed, balanced and inclusive communities.
Policy H5: Self-build and community-led housing	<ul style="list-style-type: none"> • Ensures land is delivered for self-build and custom housebuilding to help meet identified demand across the city. • Ensures land is delivered for community-led housing to help meet local need for affordable homes. • Land to be provided through:

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> - site allocations; - a proportion of homes on specified sites and in growth and regeneration areas; - exceptions sites for community-led housing.
Policy H6: Houses in multiple occupation and other shared housing	<ul style="list-style-type: none"> • Provides an approach to addressing impacts arising from development of HMOs and other shared housing by ensuring: <ul style="list-style-type: none"> - The residential amenity and character of an area are not harmed; - An imbalance of shared housing does not arise.
Policy H7: Managing the development of purpose-built student accommodation	<ul style="list-style-type: none"> • Provides an approach to delivering and managing purpose built student accommodation by ensuring development: <ul style="list-style-type: none"> - comes forward in appropriate locations (defined areas); - provides for a mix of uses; - maintains a balance with the needs of the wider community including the city's wider housing requirements; - delivers high quality and well-managed accommodation; - delivers affordable student housing.
Policy H8: Older people's and other specialised needs housing	<ul style="list-style-type: none"> • Ensuring appropriate homes are delivered to meet the needs of older people and other people with specialised accommodation needs. This will include: <ul style="list-style-type: none"> - Providing affordable housing for older people; - Ensuring all homes are in appropriate locations; - Ensuring all homes meet appropriate accessibility standard including wheelchair accessible (M4[3] for 10% to 50% of homes); accessible and adaptable (M4[2] 100% of homes) and specialised accessibility provision where needed.
Policy BTR1: Build to Rent housing	<ul style="list-style-type: none"> • Sets out general provisions to ensure Build to Rent housing provides secure rentals and is well-managed. • Sets a requirement for 20% affordable housing to be provided where feasible as 75% social rent and 25% affordable home ownership.
Policy H9: Accessible homes	<ul style="list-style-type: none"> • Ensures all homes meet appropriate accessibility standards, to include: <ul style="list-style-type: none"> - 10% of homes designed to be wheelchair accessible (M4[3]); - All homes to be accessible and adaptable (M4[2]).
Policy H10: Planning for traveller sites	<ul style="list-style-type: none"> • Sets out a criteria based approach to the location of proposals for residential sites for travellers and travelling showpeople.
Economy and inclusive growth	
Policy E1: Inclusive economic development	<ul style="list-style-type: none"> • Requires Employment and Skills Plans for major developments- to contribute to enabling access to employment, removal of barriers to employment for local residents, facilitating skills development and supporting employment initiatives.
Policy E2: Economic development land strategy	<ul style="list-style-type: none"> • Sets out the provision for the delivery of new workspace, including the development and renewal of workspace.

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> • Outlines key workspace locations across the city for land and premises for offices, flexible workspace, industry and distribution (Use Classes E(g) (i)-(iii) [office, research and development' light industry], B2 [general industrial] and B8 [storage and distribution]) and similar uses.
Policy E3: Location of office development	<ul style="list-style-type: none"> • Identifies core locations for future office development and the approach to the provision of smaller scale office development and flexible workspace as part of mixed use developments- primary for use class E(g)(i).
Policy E4: Avonmouth Industrial Area and Bristol Port	<ul style="list-style-type: none"> • Provides an approach to development in the Avonmouth Industrial Area and at Bristol Port, which are designated and reserved for the retention, development and redevelopment of land for industrial, distribution, energy and port related uses. • Encourages a range of scales and types of industrial and distribution premises. • Addresses issues of Flood Risk Mitigation across the entire area, and Habitat Mitigation at Hallen Marsh.
Policy E5: Industry and Distribution Areas	<ul style="list-style-type: none"> • Outlines the locations of Industry and Distribution Areas and the approach to development proposals in these areas- which expects development to make efficient use of the land including the appropriate intensification of development on the site.
Policy E6A: New workspace within mixed use development	<ul style="list-style-type: none"> • Outlines the approach to the redevelopment of vacant or underused sites and premises currently or recently used for business, industry or distribution which should include the provision for new workspace as part of mixed use developments. • The policy does not apply to sites which are covered by Policies E4 and E5, or to Development Strategy Policies which contain specific provisions for the development of workspaces.
Policy E6: Affordable workspace	<ul style="list-style-type: none"> • This policy aims to secure affordable workspace within new developments, where it is needed. • Provision of 10% affordable workspace will be sought as part of employment generating developments, subject to consideration of development viability. • Bristol City Council will use conditions and/or planning obligations to limit uses consented within Use Classes E and B, in order to achieve the objectives of this policy.
Policy E8: Digital connectivity and inclusion	<ul style="list-style-type: none"> • Sets out the expectations that development proposals shall provide superfast broadband, as a minimum, and full fibre connections where available. • The policy requires Connectivity Statements to be submitted with planning applications, which demonstrate how the development will achieve the policy requirements.
<i>Centres, shopping, and the evening economy</i>	
Policy SSE1: Supporting Bristol's Centres - network and hierarchy	<ul style="list-style-type: none"> • The policy sets out how an identified tiered system of centres will be the preferred location for developments such as retail, office and leisure among other. • Shows which centres have been designated and at what level. • Sets out where and how new centres should be created.
Policy SSE2: Development in Bristol's centres	<ul style="list-style-type: none"> • Sets out what development is encouraged in each centre and also what residential development is permitted and the criteria for its allowance:

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> - No realistic prospect of securing an active use in the unit. - Would not compromise existing centre.
Policy SSE3: Supporting Bristol’s evening, night-time and culture economy	<ul style="list-style-type: none"> • Sets out how night time and culture venues can be developed in the centres.
Policy SSE4: Town centre first approach to development	<ul style="list-style-type: none"> • Sets out that development (use class E(a)) should be focused on the centres unless it meets the criteria set out in policy, this being: <ul style="list-style-type: none"> - No suitable centre locations. - Proposal is of a small scale.
Policy SSE5: Temporary uses in centres	<ul style="list-style-type: none"> • Sets out how and where temporary uses are appropriate in centres, with weight given to local character, amenity and traffic.
Policy SSE6: Retaining and enhancing markets	<ul style="list-style-type: none"> • Sets out how the city will protect existing markets and how new markets will be created, with weight given to storage space, trader’s parking and amenity.
Policy SSE7: Provision of public toilets	<ul style="list-style-type: none"> • Sets out the criteria for how major developments must provide public toilets for development which is open to the public, this being that they must be free and publicly accessible and they must also provide changing places.
Policy SSE8: Public houses	<ul style="list-style-type: none"> • The policy sets out a criteria around where the development of Public Houses may be permitted and set out details about what is meant by viability.
Biodiversity and Green Infrastructure	
Policy BG1: Green Infrastructure and biodiversity in new development	<ul style="list-style-type: none"> • The policy sets out how new development should provide green infrastructure and sets an expectation that major developments should deliver an appropriate quantity and quality of green infrastructure.
Policy BG2: Nature Conservation and Recovery	<ul style="list-style-type: none"> • The policy sets out the ways in which development must be approached in areas that have an impact upon habitats, species or features which contribute to nature conservation and recovery in Bristol. • The policy sets out how mitigation is expected for development which is in accordance with the Local Plan but loss of nature conservation is unavoidable.
Policy BG3: Achieving Biodiversity Gains	<ul style="list-style-type: none"> • The policy sets out how the council will deliver the Environment Act 2021 which makes a 10% biodiversity net gain mandatory. • The policy sets out how some development will need to submit a biodiversity plan. • The policy also sets out how biodiversity net gain compensation can be achieved.
Policy BG4: Trees	<ul style="list-style-type: none"> • The policy looks at how development should interact with trees and what is expected of them should trees be lost as a result of development. • The policy also sets out which trees are to be protected.
Policy BG5: Biodiversity and access to Bristol’s waterways	<ul style="list-style-type: none"> • The policy sets what proposals which are adjacent to, or contain, waterways will be expected to do. • Development on or adjacent to the existing quayside walkways will be expected to enhance access.

Local plan policies	Purpose of policy
Policy BG6: Development of Private Gardens	<ul style="list-style-type: none"> The policy details where development of private gardens is allowed and what the aim of development should be.
Policy BG7: The St. Paul's Green Link	<ul style="list-style-type: none"> The policy sets out how developments along the green link will be expected to contribute towards the link through green infrastructure, walking and cycling infrastructure and other design measures.
Policy GI A: Open Space for Recreation	<ul style="list-style-type: none"> The policy sets out the criteria for Open Space created as a result of development, this being that it must be: <ul style="list-style-type: none"> An appropriate size and quality. Publicly accessible. Appropriately designed. Connect to existing green infrastructure.
Policy GI1: Local Green Space	<ul style="list-style-type: none"> The policy sets out the criteria for Local Green Space designation which includes: <ul style="list-style-type: none"> recreational value; historic significance; richness of wildlife; beauty; tranquillity. The policy also says only ancillary development is allowed in these places.
Policy GI2: Reserved Open Green Space	<ul style="list-style-type: none"> The policy sets out what a Reserved Open Green Space is and when development on one of these spaces is allowed.
Policy GI3: Incidental Open Spaces	<ul style="list-style-type: none"> The policy sets out what an Incidental Open Space is and when development on one of these spaces is allowed.
Policy GI4: Stapleton Allotments and Holdings – Food Growing Local Green Space	<ul style="list-style-type: none"> The policy sets out the policy protection enabled to Stapleton allotments and Holdings to ensure they have appropriate policy protection.
Transport	
Policy T1: Development and transport policies	<ul style="list-style-type: none"> This policy aims to minimise the need to travel, especially by private vehicle, and maximise opportunities for walking, cycling and the use of public transport.
Policy T2: Transport infrastructure improvements	<ul style="list-style-type: none"> Sets out Bristol City Council's support for the planned transport infrastructure improvements, at both the strategic and local levels.
Policy T2A: Protected transport and movement routes	<ul style="list-style-type: none"> This policy identifies land which is protected for the implementation of potential transport infrastructure and movement routes- outlining that developments within safeguarded areas will not be permitted where it would prejudice future implementation.
Policy T3A: Transport development management	<ul style="list-style-type: none"> Sets out the transport and traffic considerations which development proposals should address and outlines that developments which are likely to have a significant traffic impact should be supported by a Transport Assessment/ Statement and/or a Travel Plan. Development considerations include: <ul style="list-style-type: none"> Safe and adequate access

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> ○ Suitable accessibility for all sections of the community (with particular attention to the needs of vulnerable citizens) ○ Highways design (using principles of the Manual for Streets and the Council’s Transport Development Management Guidance) ○ Access and improvements to public transport, walking and cycling.
Policy T4A: Parking, servicing and the provision of infrastructure for electric vehicles	<ul style="list-style-type: none"> ● Sets out the approach to determine the appropriate level, design and management of parking provisions in new developments, including Electric Vehicle and Ultra Low Emission Vehicle charging infrastructure and appropriate servicing and loading facilities. ● This policy outlines how proposals should make effective and efficient use of the land and be integral to the design of the development.
Policy T5: Public rights of way Policy	<ul style="list-style-type: none"> ● This policy seeks the protection and enhancement of Public Rights of Way in development proposals, including public footpaths, bridleways and byways.
Policy T6: Active travel routes	<ul style="list-style-type: none"> ● Sets out how development proposals should facilitate and, where possible, improve access to the network of Active Travel routes. ● Development considerations include: <ul style="list-style-type: none"> ○ Protection of the function and amenity and make improvements to existing Active Travel routes (by implementing the latest design standards) ○ Incorporate and provide proposed routes contained within the development site ○ Provide connections with existing or proposed routes where possible.
Community facilities	
Policy CF1: Community facilities	<ul style="list-style-type: none"> ● Sets out how development should contribute to the provision of good quality, accessible community infrastructure including in major developments the provision of 10% of ground floor space fitted out for the use of community and/or cultural organisations and groups and made available at an affordable rent.
Policy CF2: Retention of community facilities	<ul style="list-style-type: none"> ● Sets out the approach to ensuring that community facilities and services are retained.
Net zero and climate	
Policy NZC1: Climate change, sustainable design and construction	<ul style="list-style-type: none"> ● This policy aims to ensure that new development mitigates its contribution towards the drivers of climate change including embodied and operational carbon emissions. ● Development should do this through measures which include: <ul style="list-style-type: none"> - High energy standards. - Efficient use of natural resources. - Development is adaptable. - Design is flexible. - Encourage active travel. ● The policy also states that a BREAM assessment will be needed for all major non residential developments. ● The policy also states that developments of an appropriate scale will need to deliver a sustainability statement and a Sustainable Design Standards.

Local plan policies	Purpose of policy
Policy NZC2: Net zero carbon development – operational carbon	<ul style="list-style-type: none"> • This policy requires development to achieve net zero carbon through maximising energy efficiency, utilising sustainable heating and cooling systems and incorporating onsite renewable energy generation. • The policy states that new development should: <ul style="list-style-type: none"> - Report predicted energy use. - Be efficient. - Use on site renewable energy. - Use energy offsetting. • The policy also sets out specific energy standards developments must adhere to and other requirements such as: <ul style="list-style-type: none"> - Energy demand has been reduced to the lowest practical level. - PassivHaus buildings. - System flexibility. - Heating and Cooling Systems. - Specific policy requirements around cooling systems. - Delivering modelled performance.
Policy NZC3: Embodied carbon, materials and circular economy	<ul style="list-style-type: none"> • This policy sets out how development should minimise embodied carbon, utilise sustainable materials and incorporate circular economy principles. • The policy sets out how developments should minimise embodied carbon. • Sets embodied carbon minimum targets. • The policy also sets requirements over: <ul style="list-style-type: none"> - Refrigerants - Materials - Carbon offset fund - Circular economy and construction and demolition waste
Policy NZC4: Adaptation to a changing climate	<ul style="list-style-type: none"> • This policy sets out the council's approach to ensuring development in the city is designed to cope with the effects of climate change, both now and in the future. • The policy states what information should be in an Adaptation Strategy. • The policy also details which groups are most vulnerable to climate change and how they should be considered. • The policy also makes reference to multifunctional green/blue infrastructure.
Policy NZC5: Renewable energy development	<ul style="list-style-type: none"> • The policy sets out how the city will seek to see the development of additional renewable and low-carbon energy capacity and energy storage. • The policy is supportive of new proposals and sets out how any proposal will be encouraged and measured against public health and safety, biodiversity, landscape, the historic environment and residential amenity.
Policy FR1: Flood risk and water management	<ul style="list-style-type: none"> • This policy sets out the council's approach to minimising the risk and impact of flooding in the context of new development.

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> • Development in areas of flood risk will be expected to: <ul style="list-style-type: none"> - Be resilient to flooding through good design. - Incorporate mitigation measures.
Policy FR2: Bristol Avon Flood Strategy	<ul style="list-style-type: none"> • This policy ensures that flood risk from the Avon will be treated on a strategic basis. It enables development to take place in areas which will benefit from greatly reduced flood risk upon delivery of the planned strategy of flood defences. • The policy sets out what development in an area that benefits from a reduction in flood risk by the future delivery of the Bristol Avon Flood Strategy will be expected to do.
<i>Design and conservation</i>	
Policy DPM1: Delivering well-designed, inclusive places	<ul style="list-style-type: none"> • The policy sets out a criteria for how Bristol will seek to create well designed places, which includes: <ul style="list-style-type: none"> - Internal space standards - Private outdoor space • The policy aims to allow development to be fairer and open up development to more people and the community. • The policy also identifies characteristics which are associated with well designed places. • The policy also lays out the role public art and cultural activity can play in achieving good development.
Policy DC1: Liveability in residential development including space standards and private outdoor space	<ul style="list-style-type: none"> • This policy sets out essential criteria for how successful liveable places are created through optimising densities. • The policy also sets out internal space standards and private outdoor space standards.
Policy DC2: Tall buildings	<ul style="list-style-type: none"> • The policy sets out how tall buildings in the city should be built and the ways in which tall buildings should not have a harmful impact, such as impacting negatively on existing residents and visually impacting the area.
Policy DC3: Alterations to existing buildings	<ul style="list-style-type: none"> • This policy reflects the wider design principles and ambitions of the local plan and the council's design guides and codes when considering extensions and alterations to existing buildings of all types.
Policy DC4: Recycling and refuse provision in new development	<ul style="list-style-type: none"> • Sets out standards for recycling and refuse provision in new development. • Seeks to ensure that all new development is accompanied by well-designed and accessible recycling and refuse provision of sufficient quantity and quality, in order that the visual appearance, amenity and safety of an area is maintained.
Policy CHE1: Conservation and the historic environment	<ul style="list-style-type: none"> • The policy sets out how Bristol's heritage assets will be conserved and enhanced, ensuring that they continue to make a positive contribution to the character of all parts of the city. • The policy also gives a criteria which developers will need to complete when development severely impacts heritage assets.
Policy AD1: Advertisements	<ul style="list-style-type: none"> • This policy will judge advertisement proposals against a criteria developed around health and safety.

Local plan policies	Purpose of policy
<i>Health, wellbeing, and food sustainability</i>	
Policy HW1: Pollution control and water quality	<ul style="list-style-type: none"> • The policy sets out how desirable development will have to set out a scheme of mitigation which will include: <ul style="list-style-type: none"> - Location and design. - Measures to control emissions and control run off. - Hours of operation. - Measures to reduce existing pollution. • The policy also sets out how new development around existing types of pollution should be managed. • The policy also sets out how development near water bodies should contribute towards maintaining these bodies.
Policy HW2: Air quality	<ul style="list-style-type: none"> • The policy sets out a strategy for how the cities air quality will be improved. • The policy puts down expectations for what development will be expected to deliver should it have an adverse effect on car use in the city. • Development which has a significant adverse impact on the city will only be permitted if it is needed for economic or wider social need and will need to be placed appropriately.
Policy HW1A: Noise	<ul style="list-style-type: none"> • The policy looks at noise pollution and uses a site by site approach. • The policy sets out how development which has an adverse impact because of noise will be expected to provide mitigation. • The policy also sets out how mitigation will be required for noise generating development. • The policy also sets out how noise mitigation schemes will be handled, this includes: <ul style="list-style-type: none"> - The location, design and layout of the proposed development. - Existing levels of background noise. - Hours of operation and servicing. • The policy also sets out what is required for: <ul style="list-style-type: none"> - Noise from plant equipment. - Day time and night time hours.
Policy HW1B: Contaminated land	<ul style="list-style-type: none"> • The policy sets what development should demonstrate in relation to contaminated land, development should: <ul style="list-style-type: none"> - Contamination will be addressed and mitigation will happen. - Development will not cause the land to become contaminated. - Remediation measures must be appropriate. • The policy also sets out what information will be needed about the site.
Policy HW2B: Health and development	<ul style="list-style-type: none"> • This policy sets out how development should improve the health of the city's residents and demonstrates where a health impact assessment will be needed.
Policy HW3: Takeaways	<ul style="list-style-type: none"> • The policy puts in place a criteria to manage proposals for new takeaways, this criteria is that development will not be allowed if: <ul style="list-style-type: none"> - It impacts on young people.

Local plan policies	Purpose of policy
	<ul style="list-style-type: none"> - Concentration of takeaways. - Amenity impacts. • Other considerations such as smells, highways safety, refuse storage, among others will be taken into account.
Policy FS1: The provision of allotments	<ul style="list-style-type: none"> • This policy sets out the requirement for new large developments to provide allotment space for residents and the wider protection and retention of these sites as valuable community and green infrastructure assets.
Policy FS2: Provision of food growing space in new developments	<ul style="list-style-type: none"> • This policy sets out how all new residential developments intended for permanent or long-term occupation are expected to provide suitable space for on-site food growing by residents. • These food growing spaces will be expected to be of an appropriate size and quality and be well designed. • The policy also sets out examples of how these requirements can be achieved.
Policy FS3: The protection of existing food growing enterprises and allotments	<ul style="list-style-type: none"> • This policy protects sites of existing food growing enterprises, both commercial and community oriented from development which may have an impact on it such that it becomes no longer viable. It aims to preserve these vital assets and safeguard them for the future.
Utilities and Minerals	
Policy UM1: Telecommunications	<ul style="list-style-type: none"> • The policy sets out what proposals for new or upgraded telecommunications equipment and installations will be permitted.
Policy UM2: Unstable Land	<ul style="list-style-type: none"> • This policy sets out the approach to sites where there is reason to suspect unstable land and where the risk of instability has the potential to materially affect development. It shows under what conditions development will be permitted.
Policy UM3: Minerals Safeguarding Areas	<ul style="list-style-type: none"> • This policy sets out that planning permission will not be granted for development that would lead to the unnecessary sterilisation of surface coal resources, unless it meets the criteria which includes: <ul style="list-style-type: none"> - The resource is demonstrated to not be of economic value. - The resource can be extracted. - It is a household application.
Policy UM 4: Sewage Treatment Works	<ul style="list-style-type: none"> • This policy safeguards an area on which sewage treatment expansion could potentially take place.
Development Allocations	
Policy DA1: Proposed development allocations	<ul style="list-style-type: none"> • This policy lists the new development allocations proposed under the Local Plan Review as well as those allocations from the Site Allocations & Development Management Policies (July 2014) and the Bristol Central Area Plan (March 2015) which are to be retained.

Step 2: What information do we have?

What data or evidence is there which tells us who is, or could be affected?

- 3.7 Given the scope of the local plan all 'protected characteristics' are likely to be affected in some way by the policies within it. However, as the majority of policies are focused on the use and development of land within the city the effects of those policies will be more focused on particular 'protected characteristics' and other relevant characteristics. These include deprivation, disability, age, and race.
- 3.8 A significant level of evidence has been gathered over the years relating to 'protected characteristics' and other relevant characteristics that has helped shape the existing local plan. The evidence has been used to understand the key needs of 'protected characteristics' and other relevant characteristics to help design appropriate policy strategies that seek to eliminate discrimination, to advance equality of opportunity, and to foster good relations between people. Examples of key evidence gathered include:
- Citywide profile of 'protected characteristics': age/gender/ethnicity/disability/sexual orientation/religion.
 - Deprivation distribution: citywide distribution of deprivation.
 - Housing distribution: housing tenure/type/size.
 - Employment: job location/type and worklessness spatial distribution, full and part-time working by gender, worklessness by age/gender/ethnicity, access to/satisfaction with jobs by age/gender/ethnicity/disability/faith, benefit claimants spatial distribution and profile, salaries by gender, job type by ethnicity.
 - Accessibility: spatial mapping of access to services/employment, car ownership by age/gender/ethnicity/disability, journey to work mode by age.
 - Access to open space: access by age/gender/ethnicity/disability.
- 3.9 Many of the policy strategies in the new local plan are broadly based on strategies in the existing local plan. This is because local plan content is generally shaped by broad national planning policy themes and requirements that remain largely consistent over time. Earlier learning on how policy strategies can be shaped to meet the needs of 'protected characteristics' and other relevant characteristics, set out in previous EqlAs of existing local plan documents¹, has therefore been used to help shape the policy strategies of the new local plan.
- 3.10 In addition, key documents within the draft evidence base of the new local plan and other sources of evidence have helped to further understand the needs of 'protected characteristics' and other relevant characteristics in relation to specific policy topics. These include the Development Strategy; Housing; Economy and inclusive growth; Biodiversity and green infrastructure; Transport; Health, wellbeing and food sustainability; and Utilities and minerals. Further detail is set out in Table 3.

¹ Core Strategy Local Plan (June 2011); Site Allocations and Development Management Policies Local Plan (July 2014); Bristol Central Area Plan Local Plan (March 2015).

Do you currently monitor relevant activity by the following protected characteristics?

3.11 Data has been collected and analysed relating to many of the 'protected characteristics' to determine the specific needs of that group. The data collected is mostly focused on 'protected characteristics' most likely to be affected by policies in the local plan.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Age | <input checked="" type="checkbox"/> Disability | <input checked="" type="checkbox"/> Gender Reassignment |
| <input type="checkbox"/> Marriage and Civil Partnership | <input type="checkbox"/> Pregnancy/Maternity | <input checked="" type="checkbox"/> Race |
| <input checked="" type="checkbox"/> Religion or Belief | <input checked="" type="checkbox"/> Sex | <input checked="" type="checkbox"/> Sexual Orientation |

Table 3: Summary of equalities evidence

Policy Topic	Evidence	Needs/Issues relating to 'protected characteristics'	Policy response																																
<i>Data & Evidence-base documents</i>																																			
All topics	<p>ONS Census 2021 BCC Quality of Life Survey Equalities Statistics: What is available and where to get it? (bristol.gov.uk) Microsoft Power BI</p>	<p>Relevant 'protected characteristics': All (except pregnancy and maternity)</p> <p>Provides an overview of the city's diversity through statistics relating to specific 'protected characteristics'. Headline statistics for groups include:</p> <ul style="list-style-type: none"> Age <table border="1" data-bbox="734 520 934 676"> <tr><td>0-15</td><td>17.5%</td></tr> <tr><td>16-24</td><td>15.1%</td></tr> <tr><td>25-40</td><td>39.1%</td></tr> <tr><td>50-64</td><td>15.3%</td></tr> <tr><td>65+</td><td>12.9%</td></tr> </table> Disability <table border="1" data-bbox="734 740 1254 833"> <tr><td colspan="2"><i>Disabled (self-identified)</i></td></tr> <tr><td>Adults (16 years and over)</td><td>10.7%</td></tr> <tr><td>Working age population (16-64 years)</td><td>8.4%</td></tr> </table> Gender reassignment <table border="1" data-bbox="734 896 1366 989"> <tr><td>Gender identity the same as sex registered at birth</td><td>92.4%</td></tr> <tr><td>Trans</td><td>0.83%</td></tr> <tr><td>Not answered</td><td>6.7%</td></tr> </table> Race <table border="1" data-bbox="734 1053 1265 1209"> <tr><td>Asian or Asian British</td><td>6.6%</td></tr> <tr><td>Black, Black British, Caribbean or African</td><td>5.9%</td></tr> <tr><td>Mixed or Multiple ethnic groups</td><td>4.5%</td></tr> <tr><td>White</td><td>81.1%</td></tr> <tr><td>Other ethnic group</td><td>1.9%</td></tr> </table> <p>More than 287 ethnic groups. More than 185 countries of birth More than 90 languages spoken</p>	0-15	17.5%	16-24	15.1%	25-40	39.1%	50-64	15.3%	65+	12.9%	<i>Disabled (self-identified)</i>		Adults (16 years and over)	10.7%	Working age population (16-64 years)	8.4%	Gender identity the same as sex registered at birth	92.4%	Trans	0.83%	Not answered	6.7%	Asian or Asian British	6.6%	Black, Black British, Caribbean or African	5.9%	Mixed or Multiple ethnic groups	4.5%	White	81.1%	Other ethnic group	1.9%	<p>The new local plan's policy strategies as a whole are underpinned by an overarching aim to deliver <u>inclusive</u> and sustainable growth and development, <u>addressing the needs of everyone in all parts of the city.</u></p> <p>Whilst local plan policy strategies seek to meet everyone's needs there is a particular focus on certain 'protected characteristics' and other relevant characteristics including deprivation, age, disability and race.</p>
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Other ethnic group	1.9%																																		

Policy Topic	Evidence	Needs/Issues relating to 'protected characteristics'	Policy response																																		
		<ul style="list-style-type: none"> Religion or belief <table border="1" data-bbox="734 300 1021 579"> <tr><td>No religion</td><td>51.4%</td></tr> <tr><td>Christian</td><td>32.2%</td></tr> <tr><td>Buddhist</td><td>0.6%</td></tr> <tr><td>Hindu</td><td>0.8%</td></tr> <tr><td>Jewish</td><td>0.3%</td></tr> <tr><td>Muslim</td><td>6.7%</td></tr> <tr><td>Sikh</td><td>0.5%</td></tr> <tr><td>Other religion</td><td>0.8%</td></tr> <tr><td>Not answered</td><td>6.9%</td></tr> </table> <p>More than 45 religions</p> Sex <p>Males: 49.7% Females: 50.3%</p> Sexual orientation <table border="1" data-bbox="734 778 1122 874"> <tr><td>Straight or Heterosexual</td><td>85.5%</td></tr> <tr><td>LGB+</td><td>6.07%</td></tr> <tr><td>Not answered</td><td>8.5%</td></tr> </table> Marriage or civil partnership <table border="1" data-bbox="734 938 1417 1090"> <tr><td>Never married and never registered a civil partnership</td><td>52.8%</td></tr> <tr><td>Married or in a registered civil partnership</td><td>33.8%</td></tr> <tr><td>Separated, but still legally married/in a civil partnership</td><td>1.8%</td></tr> <tr><td>Divorced or civil partnership dissolved</td><td>7.4%</td></tr> <tr><td>Widowed or surviving civil partnership partner</td><td>4.2%</td></tr> </table> 	No religion	51.4%	Christian	32.2%	Buddhist	0.6%	Hindu	0.8%	Jewish	0.3%	Muslim	6.7%	Sikh	0.5%	Other religion	0.8%	Not answered	6.9%	Straight or Heterosexual	85.5%	LGB+	6.07%	Not answered	8.5%	Never married and never registered a civil partnership	52.8%	Married or in a registered civil partnership	33.8%	Separated, but still legally married/in a civil partnership	1.8%	Divorced or civil partnership dissolved	7.4%	Widowed or surviving civil partnership partner	4.2%	
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Development Strategy	Indices of Deprivation 2019 Deprivation (bristol.gov.uk)	<p>Relevant 'protected characteristics': People in deprivation</p> <p>Identifies levels of deprivation across all English local authority areas at sub-ward levels. Key Indicators of deprivation include income, employment, education, health, crime, barriers to housing and services and living environment. Areas within Bristol identified as the most deprived in England include parts of the following wards:</p> <ul style="list-style-type: none"> Ashley Avonmouth & Lawrence Weston Brislington West 	The new local plan's <i>Development Strategy</i> focuses on many of these areas of deprivation including Lawrence Hill (policy DS6), Central Fishponds (policy DS7), Central Bedminster (policy DS8), Brislington (policy DS9), Localize (policy DS13) and Central Southmead (policy DS14). The <i>Development Strategy</i> will secure new and affordable homes in these areas and by doing so help to promote investment in infrastructure, stimulate business activity and support continued																																		

Policy Topic	Evidence	Needs/Issues relating to 'protected characteristics'	Policy response
		<ul style="list-style-type: none"> • Fulwood • Frome Vale • Hartcliffe & Withy wood • Henbury and Brently • Hengrove & Whitchurch Park • Hillyfields • Lawrence Hill • Localize • Southmead • South Ville • Stockwood 	<p>viability and growth of local services and facilities. This will help to address deprivation issues in these locations.</p> <p>Other policies within the new local plan (across all topic area) seek to directly address issues of deprivation and inequality that exist within the city.</p>
Housing	Draft Local Housing Needs Assessment	<p>Relevant 'protected characteristics': People in deprivation, Age (younger and older people), Disability</p> <p>Identifies the quantity and type of housing required overall and for particular 'protected characteristics' and other groups with relevant characteristics. This includes:</p> <ul style="list-style-type: none"> • Affordable housing (deprivation) • Housing for older people (Age - older people) • Housing for students (Age - younger people) • Housing for people with disabilities (Disability) • Housing for families (Age - younger people) 	The new local plan's strategy for <i>Housing</i> includes policies that will deliver housing appropriate to the needs of people in affordable housing need (policy AH1: Affordable Housing Provision), older people (policy H8: Older people's and other specialised needs housing), younger people (policy H7: Managing the development of purpose-built student accommodation) and people with disabilities (policy H9: Accessible homes and policy H8: Older people's and other specialised needs housing).
	Gypsy and Traveller Accommodation Assessment	<p>Relevant 'protected characteristics': Race</p> <p>Identifies the quantity and type of accommodation required by the Gypsy and Traveller and Travelling Show people communities.</p>	The new local plan's strategy for <i>Housing</i> includes a policy to address the specific accommodation needs of the Gypsy and Traveller and Travelling Show people communities (policy H10: Planning for traveller sites).
<i>Engagement</i>			
Development Strategy	Local Plan consultation stages	<p>Relevant 'protected characteristics': Age (younger people), race, deprivation</p> <p>The Development Strategy for the City Centre should foster genuine cohesion and accessibility amongst communities, avoiding gentrification and exclusion of marginalised groups whilst reflecting the diversity of the city. Should consider community involvement in development proposals and the development of cultural facilities.</p>	The new local plan's strategy for <i>Social Value</i> includes a policy that expects major development to prepare and implement a social value strategy demonstrating how the development will maximise its positive contribution to (where relevant) reducing inequalities, enabling all residents and vulnerable groups to fully participate in society, creating inclusive places

Policy Topic	Evidence	Needs/Issues relating to 'protected characteristics'	Policy response
		<p>The Development Strategy for East Bristol should recognise inequalities between this area and other parts of the city. Perception that East Bristol (such as Lawrence Hill and Easton) is subject to poorer quality development. General concern over the gentrification of East Bristol.</p> <p>Greater focus and clarity needed on children, including the 'child friendly city' principles regarding play and child-friendly design, and on ensuring greater measures for safe and inclusive urban infrastructure to discourage anti-social behaviour and encourage community participation.</p>	<p>and spaces, economic inclusion, health and well-being and resilience (policy SV1: Social value and inclusion).</p> <p>The new local plan's <i>Development Strategy</i> for the City Centre expects cultural provision to be diverse and to reflect the wider city and region as well as the local communities within and around the area. Major developments should demonstrate measures to create a city centre that is welcoming to all by enhancing social inclusion and community cohesion, especially in respect of existing communities close to the city centre (policy DS1: Bristol City Centre). Major development should also contribute to inclusive uses and activities by providing a minimum of 10% of ground floor space for the use of community and/or cultural organisations and groups at an affordable rent (policy DS1A Bristol City Centre – Broadmead, Castle Park and the Old City)</p> <p>The new local plan's <i>Development Strategy</i> for Lawrence Hill expects development to reinforce the Lawrence Hill area as a mixed and inclusive community and deliver high quality development (policy DS6: Lawrence Hill).</p> <p>The new local plan's strategy for <i>Design</i> includes a policy that seeks well-designed inclusive places taking account of the ten characteristics of well-designed places set out in the National Design Guide. This will include creating places with an attractive and distinct identity reflecting its past, present and future and supporting a sense of community pride belonging and cohesion (policy DPM1: Delivering well-designed, inclusive places).</p>

Policy Topic	Evidence	Needs/Issues relating to 'protected characteristics'	Policy response
			<p>The new local plan's strategy for <i>Biodiversity and Green Infrastructure</i> includes a policy that requires development to provide open space for recreation to meet minimum quality, distance and quantity standards (policy GI A: Open space for recreation).</p> <p>The new local plan's strategy for <i>Design</i> includes a policy that requires development to provide private outdoor space that includes play space (policy DC1: Liveability in residential development including space standards, aspect and private outdoor space).</p>
Housing	Bristol Disability Equality Forum Event - 10 th June 2019	<p>Relevant 'protected characteristics': Sexual Orientation</p> <p>The group identified a need to provide housing for the LGBTQ+ community and the potential impact of student accommodation on the Old Market area of the city as an LGBTQ+ quarter.</p>	<p>The new local plan's strategy for <i>Housing</i> is directed by national policy which expects the housing needs of different groups to be assessed and reflected in planning policies. There is no specific direction to assess housing needs on the basis of sexual orientation.</p> <p>The new local plan's strategy for <i>Housing</i> includes a policy that seeks to minimise the impact of student accommodation on existing residential areas (policy H7: Managing the development of purpose-built student accommodation).</p>
Economy and inclusive growth	Local Plan consultation stages	<p>Relevant 'protected characteristics': Disability, race, deprivation</p> <p>Support should be given to marginalised or under-represented groups to enter particular industries (e.g. finance and law).</p> <p>Policy strategy does not protect against loss of manual employment but favours high-tech and high value employment sectors.</p>	<p>The new local plan's strategy for <i>Economy and Inclusive Growth</i> includes a policy that expects major development to contribute to enabling access to employment and removing barriers to employment for local residents, facilitating skills development and supporting employment initiatives. The policy also requires development to prepare Employment and Skills Plans setting out measures to deliver inclusive employment and improved skills pathways, and showing how social value is delivered through the</p>

Policy Topic	Evidence	Needs/Issues relating to 'protected characteristics'	Policy response
			<p>development. (policy E1: Inclusive economic development).</p> <p>The new local plan's strategy for <i>Social Value</i> includes a policy that expects major development to prepare and implement a social value strategy demonstrating how the development will maximise its positive contribution to (where relevant) reducing inequalities, enabling all residents and vulnerable groups to fully participate in society, creating inclusive places and spaces, economic inclusion, health and well-being and resilience (policy SV1: Social value and inclusion).</p>
Biodiversity and Green Infrastructure	Local Plan consultation stages	<p>Relevant 'protected characteristics': Sex (Women)</p> <p>The safety of women in public spaces (e.g. actual or perceived threats relating to street harassment or violence) should be considered when public spaces are designed and maintained.</p>	The new local plan's strategy for <i>Design</i> includes a policy that seeks well-designed inclusive places, in particular public and communal spaces that are safe, social and inclusive and that support interaction, wellbeing, relaxation and recreation (policy DPM1: Delivering well-designed, inclusive places).
Transport	Bristol Disability Equality Forum Event - 10 th June 2019	<p>Relevant 'protected characteristics': Disability</p> <p>The group identified a need to improve access and mobility for disabled people across the city including:</p> <ul style="list-style-type: none"> • Better disabled access to Temple Meads and Lawrence Hill railway stations. • Need for more disabled parking. • More dropped kerbs for people with mobility issues. 	The new local plan's strategy for <i>Transport</i> includes a policy that seeks inclusive (<i>transport</i>) development. The policy expects the movement needs of disabled people to be considered within all development proposals and development to make appropriate provision for the transport needs of disabled people (policy T1: Development and transport policies).
	Local Plan consultation stages	<p>Relevant 'protected characteristics': Deprivation</p> <p>The provision of infrastructure within development for the charging of electric vehicles where parking is provided does not benefit lower income households who would be less likely to occupy homes with private parking and would</p>	The new local plan's strategy for <i>Transport</i> includes a policy that ensures development makes provision for a suitable network of electric vehicle charging facilities on and off street to

Policy Topic	Evidence	Needs/Issues relating to 'protected characteristics'	Policy response
		therefore have to rely on more expensive public/commercial charging. The policy strategy should seek public charging facilities.	allow suitable and equitable access to such facilities (policy T4A: Parking, servicing and the provision of infrastructure for electric vehicles).
Health, wellbeing and food sustainability	Local Plan consultation stages	<p>Relevant 'protected characteristics': Age (younger people)</p> <p>The policy strategy needs to address education and nursery provision and children's play.</p>	<p>The new local plan's strategy for <i>Infrastructure, Developer Contributions and Social Value</i> includes a policy that requires development to provide or contribute towards the provision of infrastructure, facilities and services required to support growth which includes schools (policy IDC1: Development contributions and CIL).</p> <p>The local plan's strategy for <i>Biodiversity and Green Infrastructure</i> includes a policy that requires development to provide open space for recreation to meet minimum quality, distance and quantity standards (policy GI A: Open space for recreation).</p> <p>The new local plan's strategy for <i>Design</i> includes a policy that requires development to provide private outdoor space that includes play space (policy DC1: Liveability in residential development including space standards, aspect and private outdoor space).</p>
Utilities and Minerals	Local Plan consultation stages	<p>Relevant 'protected characteristics': Age (younger people), Pregnancy and maternity</p> <p>Concerns raised over the health and safety implications of 5G technology roll out in Bristol, including the impacts of radiation on children and pregnant women. Masts should not be placed near schools.</p> <p>Transport emissions should be reduced around schools, nurseries and other children's facilities.</p>	The new local plan's strategy for <i>Utilities</i> includes a policy that ensures all new and upgraded telecommunications equipment and installations conforms to the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines (policy UM1: Telecommunications).

Are there any gaps in the evidence base?

3.12 Sufficient evidence is available to determine the needs of ‘protected characteristics’ most likely to be affected by policies within the local plan.

How have you involved communities and groups that could be affected?

3.13 A significant level of engagement has already been undertaken with groups representing different ‘protected characteristic’ to help shape the existing local plan. A record of this engagement is set out in previous EqIAs of existing local plan documents. Learning from this engagement has helped shape policy strategies in the new local plan.

3.14 Engagement has also been undertaken as part of the development of the new local plan. This has included:

- Written consultation with equalities groups (see Appendix A) at the following local plan consultation stages:
 - Bristol Local Plan Review Consultation - February 2018;
 - Bristol Local Plan Review Consultation - March 2019;
 - Bristol Local Plan Review Further Consultation - November 2022.
- Disability Equality Forum engagement event - 10th June 2019.

The results of this engagement are set out in Table 3.

How will engagement with stakeholders continue?

3.15 When published the new local plan will be made available for formal representations. This will be the final opportunity to comment on the plan before it is submitted for examination by a planning inspector. Taking into account any representations made, including the holding of public hearings, the inspector will report on whether the document meets with legal requirements and is sound in planning terms. Modifications may be made to the plan at that stage. The council will then formally adopt the plan which becomes part of the statutory development plan.

Step 3: Who might the proposal impact?

Does the proposal have any potentially adverse impacts on people based on their protected or other relevant characteristics?

Does the proposal create any benefits for people based on their protected or other relevant characteristics?

3.16 Table 4 below provides an analysis of the affects, either beneficial or adverse, on people with ‘protected characteristics’ and other relevant characteristics for each policy within the new local plan (as set out and described in Table 2). Where relevant, the analysis focuses on particular ‘protected characteristics’ most likely to be affected by the policy. The analysis also identifies any mitigations to adverse affects identified and how the policy meets the Public Sector Equality Duty. Needs and issues relating to particular ‘protected characteristics’ and other relevant characteristics (identified in Table 3: Summary of Equalities Evidence) are, where relevant, set out in the Commentary section. The overall impact of the policy, either Positive, Neutral or Negative, together with any changes required to the policy is identified.

Table 4: New local plan policies – Analysis of affects on protected or other relevant characteristics

Policy	Commentary, Affects (Beneficial/Adverse) & Public Sector Equality Duty	Positive, Neutral, Negative Impact & Changes Required
<i>Development Strategy</i>		
<p>The <i>Development Strategy</i> aims to meet the needs of Bristol’s growing population through securing new and affordable homes across the city. This can help to promote investment in infrastructure, stimulate business activity which comes from a growing population and support the continued viability and growth of local services and facilities.</p> <p>The delivery of new and affordable homes is a core objective of the local plan. It aims to make sure that 1,925 new homes a year are built in Bristol on average each year until 2040. The plan also supports delivering more than this target where growth can be supported by infrastructure and services. In this way this plan to sets the tone for continued delivery up to 2050.</p> <p>To boost housing supply the plan has a special focus on ‘urban living’ 0 the creation of characterful urban areas where people can live, work and socialise, relying on sustainable transport.</p>		
Policy DS1: Bristol City Centre	<p>Commentary The promotion and strengthening of the special role of Bristol City Centre (both regionally and globally) to include: new homes (including student accommodation), offices and workspace; new infrastructure, services and community facilities; improved transport systems and connectivity; new open space, public realm and green infrastructure; expansion and consolidation of health and university facilities; and regeneration of areas including Broadmead, Western Harbour, Temple Quarter and Frome Gateway will benefit all people that live and work within and visit the city centre.</p> <p>Specific attention given to diversifying cultural provision to reflect the wider city/region and communities within and around the area, and measures to create a city centre that is welcoming to all by enhancing social inclusion and community cohesion (especially in respect of existing communities close to the city centre) will focus benefits on groups that may previously have felt excluded from the city centre and/or excluded from the process of city centre regeneration.</p> <p>Beneficial affects Ensuring the development and future role of the city centre is representative of and welcoming to the wide diversity of people that live and work in Bristol and who visit Bristol will benefit all ‘protected characteristics’.</p> <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Positive</p> <p>No change required</p>
Policy DS1A Bristol City Centre - Broadmead Castle Park and the Old City	<p>Commentary Ensuring a mix of uses and supporting infrastructure, services and facilities, including: a more efficient use of land and a greater mix of uses within Broadmead; a diversified shopping offer in Broadmead and Cabot Circus supported by new homes and workspace; a rejuvenated Castle park; and the preservation and enhancement of the Old City area will benefit all people that live and work within and visit this part of the city centre.</p> <p>Specific attention given to the provision of affordable ground floor space (a minimum of 10%) for community and/or cultural organisations and groups; making Castle Park safer, more accessible and inclusive; and reducing the impact of traffic in the Old City will focus benefits on groups that may previously have felt excluded or unsafe within these areas.</p> <p>Beneficial affects Ensuring the development and future role of the Broadmead/Castle Park/Old City area is representative of and welcoming to the wide</p>	<p>Positive</p> <p>No change required</p>
<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to build a fully inclusive city centre urban environment. • <i>Advance equality</i>: Seeks to ensure that all people feel welcome and safe within the city centre. • <i>Foster good relations</i>: Seeks to build inclusive and cohesive city centre communities. <p>Mitigation of adverse affects N/A</p>		
<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to build a fully inclusive urban environment within the Broadmead/Castle Park and Old City area. 		

	<p>diversity of people that live and work in Bristol and who visit Bristol will benefit all 'protected characteristics'.</p> <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<ul style="list-style-type: none"> • <i>Advance equality</i>: Seeks to ensure that all people feel welcome and safe within the Broadmead/Castle Park and Old City area. • <i>Foster good relations</i>: Seeks to build inclusive and cohesive communities within the Broadmead/Castle Park and Old City area. 	
		<p>Mitigation of adverse affects N/A</p>	
Policy DS2: Bristol Temple Quarter	<p>Commentary The development of a new mixed use city quarter including: new offices and flexible workspace; new homes; a fully connected and accessible Temple Meads station; a new campus for the University of Bristol and student accommodation; a new hotel; complimentary retail and leisure uses; new infrastructure, services and community facilities; new walking and cycle connections and enhanced public realm/green infrastructure will benefit all people that live and work within and visit this part of the city centre.</p> <p>Specific attention is given to the delivery of innovative development offering new forms of workspace and collaborative opportunities. This will help to grow Bristol as a more productive, fair and equitable city, offering benefits for all communities. Attention is also given to the role of the area as a sustainable and flourishing urban quarter that is welcoming to all.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Ensuring the development and future role of the Temple Quarter area is representative of and welcoming to a wide diversity of people and provides new innovative employment opportunities will benefit all 'protected characteristics'.</p> <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic/learning opportunities for more people and build a fully inclusive urban environment within the Temple Quarter area. • <i>Advance equality</i>: Supports the building of a more inclusive city economy and seeks to ensure that all people feel welcome and safe within the Temple Quarter area. • <i>Foster good relations</i>: Seeks to build inclusive and cohesive communities within the Temple Quarter area. 	
		<p>Mitigation of adverse affects N/A</p>	
Policy DS3: St Philip's Marsh	<p>Commentary The delivery of a regenerated mixed use city quarter retaining a focus on employment including: new offices and industry and distribution premises; new homes; student accommodation; new infrastructure, services and community facilities; new walking and cycle connections; new/enhanced public realm/green infrastructure/open space; and new flood defences will benefit all people that live and work within and visit this part of central Bristol.</p> <p>Specific attention is given to the creation of a neighbourhood that is welcoming to all by enhancing social inclusion and community cohesion, especially in respect of those communities in adjoining areas. Attention is also given to the delivery of new workspace and other commercial development that assists in enabling access to employment for local residents, facilitating skills development and supporting employment initiatives.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Ensuring the development and future role of the St. Philip's Marsh area is representative of and welcoming to a wide diversity of people and provides new innovative employment opportunities</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen economic opportunities for more people and build a fully inclusive urban environment within the St. Philip's Marsh area. 	

	<p>that promote economic inclusion will benefit all ‘protected characteristics’.</p> <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<ul style="list-style-type: none"> • <i>Advance equality</i>: Supports the building of a more inclusive city economy and seeks to ensure that all people feel welcome and safe within the St. Philip’s Marsh area. • <i>Foster good relations</i>: Seeks to build inclusive and cohesive communities within the St. Philip’s Marsh area. <p>Mitigation of adverse affects N/A</p>	
Policy DS4: Western Harbour	<p>Commentary The development of a new mixed use inclusive city quarter including: a reconfigured road system; new homes and workspace; new retail and leisure development; new infrastructure, services, and community facilities; new walking and cycle connections; new/enhanced public realm/green infrastructure/open space; and new flood defences will benefit all people that live and work within and visit this part of the city centre.</p> <p>Beneficial affects Ensuring the development and future role of Western Harbour is representative of and welcoming to a wide diversity of people will benefit all ‘protected characteristics’.</p> <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create an inclusive urban environment at Western Harbour. • <i>Advance equality</i>: Seeks to ensure that all people feel welcome and safe within the new city quarter at Western Harbour. • <i>Foster good relations</i>: Seeks to build inclusive and cohesive communities at Western Harbour. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy DS5: Frome Gateway	<p>Commentary The development of a new mixed use inclusive city neighbourhood including: new homes; provision of workspace; retail and leisure development; new infrastructure, services, and community facilities; new/improved walking and cycle connections; new/enhanced public realm/green infrastructure/open space; and new flood defences will benefit all people that live and work within and visit this part of the city centre.</p> <p>Beneficial affects Ensuring the development and future role of Frome Gateway is representative of and welcoming to a wide diversity of people will benefit all ‘protected characteristics’.</p> <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create an inclusive urban environment at Frome Gateway. • <i>Advance equality</i>: Seeks to ensure that all people feel welcome and safe within the new city neighbourhood at Frome Gateway. • <i>Foster good relations</i>: Seeks to build inclusive and cohesive communities at Frome Gateway. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy DS6: Lawrence Hill	<p>Commentary Ensuring development reinforces the Lawrence Hill area as a mixed and inclusive community including: new homes; provision of workspace; retail and leisure development; new infrastructure, services, and community facilities; new walking and cycle connections; and new/enhanced public realm/green infrastructure/open space will benefit all people that live and work within and visit this part of central Bristol (see Table 3: Data and evidence base documents).</p>		<p>Positive</p> <p>No change required</p>

	<p>Beneficial affects Ensuring development reinforces the existing mixed and inclusive nature of the Lawrence Hill area will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation:</i> The delivery of new and affordable homes, creating new business activity, promoting investment in new infrastructure, enhancing and providing new public realm/green infrastructure and open space, providing new connections and supporting continued viability and growth of local services and facilities will help to address the higher levels of deprivation experienced in this part of the city. <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination:</i> Seeks to reinforce the existing mixed and inclusive nature of the Lawrence Hill area. • <i>Advance equality:</i> Seeks to address issues of deprivation through growth and regeneration and to ensure all people continue to feel welcome and safe within the Lawrence Hill. • <i>Foster good relations:</i> Seeks to reinforce inclusive and cohesive communities in Lawrence Hill. <hr/> <p>Mitigation of adverse affects N/A</p>	
Policy DS7: Central Fishponds	<p>Commentary Ensuring development reinforces the Central Fishponds area as a mixed and inclusive community including: new homes; provision of workspace; retail and leisure development; new infrastructure, services, and community facilities; new walking and cycle connections; and new/enhanced public realm/green infrastructure/open space will benefit all people that live and work within and visit this part of Bristol (see Table 3: Data and evidence base documents).</p> <p>Beneficial affects Ensuring development reinforces the existing mixed and inclusive nature of the Central Fishponds area will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation:</i> The delivery of new and affordable homes, creating new business activity, promoting investment in new infrastructure, enhancing and providing new public realm/green infrastructure and open space, providing new connections and supporting continued viability and growth of local services and facilities will help to address the higher levels of deprivation experienced in this part of the city. <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination:</i> Seeks to reinforce the existing mixed and inclusive nature of the Central Fishponds area. • <i>Advance equality:</i> Seeks to address issues of deprivation through growth and regeneration and to ensure all people continue to feel welcome and safe within Central Fishponds. • <i>Foster good relations:</i> Seeks to reinforce an inclusive and cohesive community in Central Fishponds. <hr/> <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
Policy DS8: Central Bedminster	<p>Commentary Ensuring development reinforces the Central Bedminster area as a mixed and inclusive community including: new homes; provision of workspace; provision/retention of cultural/evening economy uses; provision of student accommodation; retail and leisure development; new infrastructure, services, and community facilities; new walking and cycle connections; new/enhanced public realm/green infrastructure/open space; and new flood defences will benefit all people that live and work within and visit this part of Bristol (see Table 3: Data and evidence base documents).</p>		<p>Positive No change required</p>

	<p>Beneficial affects Ensuring development reinforces the existing mixed and inclusive nature of the Central Bedminster area will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: The delivery of new and affordable homes, creating new business activity, promoting investment in new infrastructure, enhancing and providing new public realm/green infrastructure and open space, providing new connections and supporting continued viability and growth of local services and facilities will help to address the higher levels of deprivation experienced in this part of the city. <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to reinforce the existing mixed and inclusive nature of the Central Bedminster area. • <i>Advance equality</i>: Seeks to address issues of deprivation through growth and regeneration and to ensure all people continue to feel welcome and safe within Central Bedminster. • <i>Foster good relations</i>: Seeks to reinforce an inclusive and cohesive community in Central Bedminster. <p>Mitigation of adverse affects N/A</p>	
Policy DS9: Brislington	<p>Commentary Ensuring mixed use development of sites in the area including: new homes; provision of workspace; retail and leisure development; new walking and cycle connections; and new/enhanced public realm/green infrastructure/open space will benefit all people that live and work within this part of Bristol (see Table 3: Data and evidence base documents).</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: The delivery of new and affordable homes, creating new business activity, promoting investment in new infrastructure, enhancing and providing new public realm/green infrastructure and open space, providing new connections and supporting continued viability and growth of local services and facilities will help to address the higher levels of deprivation experienced in this part of the city. <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance equality</i>: Seeks to address issues of deprivation in Brislington through growth and regeneration. • <i>Foster good relations</i>: Seeks to create inclusive and cohesive communities in Brislington. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
Policy DS10: The Green Belt	<p>Commentary Ensuring the protection of the Green Belt around the city (subject to proposed boundary revisions - see policy DS11) will maintain its strategic role in containing the outward expansion of Bristol, providing a green setting for the city and focusing attention upon the regeneration of previously developed land in the urban area. This will be of benefit to all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics'. (See policies UL1 & BG1).</p>	<p>Public Sector Equality Duty (See policies UL1 & BG1).</p> <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>

<p>Policy DS11: Development allocations - southwest Bristol</p>	<p>Commentary Development allocations are proposed for new homes in southwest Bristol on land which is proposed to be removed from the Green Belt at Elsbert Drive, Bishopsworth and 'Longmoor Village', Ashton Vale (already subject to planning permission).</p> <p>The city's housing requirement has been balanced against protection of Green Belt land.</p>	<p>Neutral No change required</p>
<p>Policy DS12: New neighbourhood - Bath Road, Brislington</p>	<p>Commentary Development to the east of Brislington on land which is proposed to be removed from the Green has the potential to be effectively integrated into the rest of the built-up area and to be coordinated with urban regeneration in Brislington (see policy DS9).</p> <p>Ensuring the site is developed as a new residential-led mixed use neighbourhood including: a mix of homes (affordable and self-build/community-led housing) appropriate local and strategic transport infrastructure; allowance for a mass transit and improved walking and cycling corridor; retention of green infrastructure (including allotments) and bio-diversity gain; and contributions to essential infrastructure provision including provision of primary school places will benefit all people that live and work within this part of Bristol (see Table 3: Data and evidence base documents).</p> <p>The city's housing requirement and other growth and regeneration benefits have been balanced against protection of Green Belt land.</p>	<p>Neutral No change required</p>
<p>Policy DS13: Lockleaze Policy</p>	<p>Commentary Ensuring development of sites reinforces the Lockleaze area as a mixed and inclusive community including: new homes; provision of workspace; new walking and cycle connections; and enhanced public realm/green infrastructure will benefit all people that live and work within this part of Bristol (see Table 3: Data and evidence base documents).</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> <i>Deprivation:</i> The delivery of new and affordable homes, creating new business activity, promoting investment in new infrastructure, enhancing and public realm/green infrastructure, providing new connections and supporting continued viability and growth of local services and facilities will help to address the higher levels of deprivation experienced in this part of the city. <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Positive No change required</p>

<p>Policy DS14: Central Southmead</p>	<p>Commentary Ensuring development of sites reinforces the Southmead area as a mixed and inclusive community including: new homes; provision of community facilities; and improved walking and cycle connections will benefit all people that live and work within this part of Bristol (see Table 3: Data and evidence base documents).</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: The delivery of new and affordable homes, promoting investment in new infrastructure, providing enhanced connections and supporting continued viability and growth of local services and facilities will help to address the higher levels of deprivation experienced in this part of the city. <p>(See other key policy areas relating to infrastructure, housing, economy, centres biodiversity, transport, net zero, design and health and wellbeing)</p>	<p>Positive</p> <p>No change required</p>
<p><i>Infrastructure, Developer Contributions and Social Value</i></p>		
<p>Policy IDC1: Development contributions and CIL</p>	<p>Commentary The delivery of important infrastructure alongside new development, including schools, parks, transport facilities and health facilities, will maintain and improve quality of life and respond to the needs of the local economy for the benefit of all people (see Table 3-Engagement-Health, Wellbeing and Food Sustainability).</p> <p>Beneficial affects Will benefit all ‘protected characteristics’</p>	<p>Positive</p> <p>No change required</p>
<p>Policy SV1: Social value and inclusion</p>	<p>Commentary The delivery of social, economic and environmental benefits through new development, including reducing inequalities, enabling all residents and vulnerable groups to fully participate in society, creating inclusive places and spaces, economic inclusion, health and well-being and resilience will benefit all people (see Table 3-Engagement-Development Strategy; Economy and Inclusive Growth).</p> <p>Beneficial affects Will benefit all ‘protected characteristics’</p>	<p>Positive</p> <p>No change required</p>

<i>Urban Living: Making the best use of the city's land</i>		
Policy UL1: Effective and efficient use of land	Commentary The efficient use of land will support increased housing delivery and in doing so help to support the housing needs and requirements of all people. Urban living optimises densities, balancing the efficient and effective use of land with aspirations for making quality places to live, successful placemaking, and a positive response to context.	Positive No change required
	Beneficial affects Will benefit all 'protected characteristics'	
	Public Sector Equality Duty <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures housing provision can be increased whilst maintaining liveable environments supporting increased housing opportunities for all. • <i>Advance Equality</i>: Ensures housing provision can be increased whilst maintaining liveable environments supporting increased housing opportunities for all. Mitigation of adverse affects N/A	
Policy UL2: Residential densities	Commentary Setting minimum densities for residential development will ensure land is used efficiently to support the delivery of additional housing. This will support the housing needs and requirements of all people.	Positive No change required
	Beneficial affects Will benefit all 'protected characteristics'	
	Public Sector Equality Duty <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures housing provision can be increased whilst maintaining liveable environments supporting increased housing opportunities for all. • <i>Advance Equality</i>: Ensures housing provision can be increased whilst maintaining liveable environments supporting increased housing opportunities for all. Mitigation of adverse affects N/A	
<i>Housing</i>		
Policy H1: Delivery of new homes - Bristol's housing requirement	Commentary The delivery of high quality housing will help to support the housing needs and requirements of all people. This will promote investment in infrastructure, stimulate business activity and support continued viability and growth of services and facilities. The level of housing needed is determined by the Local Housing Needs Assessment (see Table 3-Data & evidence-based documents) and the level of housing that can be delivered through the planning system will be determined by development viability and land availability.	Positive No change required
	Beneficial affects Will benefit all 'protected characteristics' with particular focus on: <ul style="list-style-type: none"> • <i>Deprivation</i>: Delivery of housing targeted to areas of deprivation within the city (see Development Strategy). Additional housing supply can address housing demand mitigating affordability issues and enables the delivery of affordable housing. 	
	Public Sector Equality Duty <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the housing market can increase the delivery of housing to all. • <i>Advance Equality</i>: Ensures the housing market can increase the delivery of housing to all. Mitigation of adverse affects N/A	
Policy AH1: Affordable housing provision	Commentary The delivery of high quality affordable housing will help to support all people whose needs are not met by the housing market. These will include all people on the city's housing register. Affordable housing will include housing for rent below market levels and housing for sale that provides a subsidised route to home ownership. The level of affordable housing need is determined by the Local Housing	Positive No change required

	<p>Needs Assessment (see Table 3-Data & evidence-based documents) and the level of affordable housing that can be delivered through the planning system will be determined by the viability of development and the level of public subsidy available.</p> <p>Beneficial affects Will particularly benefit the following ‘protected characteristics’ and other relevant characteristics:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: People on lower incomes that cannot access market housing. The higher proportion of ‘social rent’ housing sought will benefit people on the lowest incomes. • <i>Age (younger people)</i>: Younger people on lower incomes that need support gaining access to housing or getting on the housing ladder. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the housing market does not discriminate against people on lower incomes. • <i>Advance Equality</i>: Ensures more equal access to housing. • <i>Foster good relations</i>: Helps to build mixed and balanced communities. <p>Mitigation of adverse affects N/A</p>	
<p>Policy H2: Preventing the loss of residential accommodation</p>	<p>Commentary Preventing the loss of homes will maintain housing availability and therefore help to support the housing requirements of all people.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Prevents loss of housing availability which may have a disproportionate effect on people with lower incomes in need of housing. • <i>Age (younger people)</i>: Prevents loss of housing availability which may have a disproportionate effect on younger people needing support gaining access to housing or getting on the housing ladder. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures a sufficient stock of housing is retained to preserve choice for all. • <i>Advance Equality</i>: Ensures a sufficient stock of housing is retained to preserve choice for all. • <i>Foster good relations</i>: Helps to maintain mixed and balanced communities. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
<p>Policy H4: Housing type and mix</p>	<p>Commentary Providing a mix of homes will ensure the housing requirements of all people are met. It may not be practical or desirable to provide housing to meet the requirements of all ‘protected characteristics’. National planning policy requires that the needs of certain groups are met (affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent and people wishing to commission or build their own homes) but does not expect the needs of ‘all protected characteristics’ to be met (see Table 3-Engagement-Housing). Provided a range of housing types, tenures and sizes are provided the needs of all ‘protected characteristics’ should be met.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ by ensuring the range of housing available meets all needs and requirements.</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the market delivers a mix of housing to meet all needs. • <i>Advance Equality</i>: Ensures the market delivers a mix of housing to meet all needs. • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>

<p>Policy H5: Self-build and community-led housing</p>	<p>Commentary Providing land to people and communities who want to build and deliver their own homes will help support all people whose needs are not met by the traditional housing market in terms of affordability and or choice of housing available.</p> <p>Beneficial affects Will particularly benefit the following ‘protected characteristics’ and other relevant characteristics:</p> <ul style="list-style-type: none"> • <i>Deprivation/Age (younger people)</i>: People including younger people on lower incomes that cannot access market housing and whose needs are better provided for either through access to a self-build plot or through a community-led housing project. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the market makes land available to meet the needs of individuals who needs are not met by the traditional housing market in terms of affordability and or choice of housing available. • <i>Advance Equality</i>: Ensures the market makes land available to meet the needs of individuals who needs are not met by the traditional housing market in terms of affordability and or choice of housing available. • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities and ensures people on lower incomes, including younger people have equal access to land to meet their housing needs. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
<p>Policy H6: Houses in multiple occupation (HMOs) and other shared housing</p>	<p>Commentary The policy seeks to balance the needs of groups requiring or in need of this form of housing with the interests of the wider community in terms of preserving amenity and housing mix. The policy only applies to the delivery of smaller HMOs in certain areas of city but will apply to all larger HMOs. Where the policy is applied it provides for up to 10% of the residential stock of an area to be occupied as HMOs. Where HMOs/shared housing is permitted a high standard of accommodation is sought.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ by ensuring a balanced choice of housing is maintained in an area and no adverse impacts are felt on residential communities.</p> <p>Potential adverse affects May have an adverse impact on:</p> <ul style="list-style-type: none"> • <i>Deprivation/Age (younger people)</i>: People including younger people on lower incomes in need of more affordable accommodation, such as HMOs/shared housing, may experience supply issues in areas where imbalance exists between this form of housing and other housing types. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities. <p>Mitigation of adverse affects The policy will not apply in all areas of the city and provides an appropriate method to balance the supply of HMO’s/shared housing against the supply of other forms of housing to meet wider needs.</p>	<p>Neutral</p> <p>No change required</p>
<p>Policy H7: Managing the development of purpose-built student accommodation</p>	<p>Commentary The delivery of high quality purpose-built student accommodation will help support the housing needs of younger people who come to study in the city. The accommodation requirements of both of the city’s universities would be delivered by the policy without impact on the delivery of other homes to meet the city’s general housing needs (see Table 3-Data & evidence-based documents). The delivery of purpose-built student accommodation will also ensure the existing housing stock remains available for general purpose housing and is not lost to student accommodation.</p>	<p>Positive</p> <p>No change required</p>

	<p>Beneficial affects Will benefit all 'protected characteristics' by ensuring a balanced supply of housing is delivered to meet all housing needs with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (younger people)/Deprivation</i>: Delivery of housing to meet the accommodation needs of students including students from households on lower incomes. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the housing needs of younger people (students) are met. • <i>Advance Equality</i>: Ensures the housing needs of younger people (students) are met. • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities. <p>Mitigation of adverse affects N/A</p>	
<p>Policy H8: Older people's and other specialised needs housing</p>	<p>Commentary The delivery of high quality accessible housing in appropriate locations with appropriate levels of care and support will help support the housing needs of older people (see Table 3-Data & evidence-based documents) and other people with social care needs who may need housing support, including children and adults with needs arising from illness or disability, or children and adults at risk.</p> <p>Beneficial affects Will particularly benefit the following 'protected characteristics' and other relevant characteristics:</p> <ul style="list-style-type: none"> • <i>Age (older and younger people)/Deprivation</i>: Delivery of appropriate housing to meet the accommodation needs and care/support requirements of older people including older households on lower incomes, and younger people with social care needs. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures appropriate housing is delivered to meet the needs of older people and other people with specialised housing needs. • <i>Advance Equality</i>: Ensures appropriate housing is delivered to meet the needs of older people and other people with specialised housing needs. • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
<p>Policy BTR1: Build to Rent housing</p>	<p>Commentary The delivery of high quality, well-managed rental housing with secure tenancies will help support the housing needs all people seeking housing in the private rented sector.</p> <p>Beneficial affects Will particularly benefit the following 'protected characteristics' and other relevant characteristics:</p> <ul style="list-style-type: none"> • <i>Age (younger people)</i>: Delivery of high quality rental housing will improve choice and security for younger people who are more likely to be reliant on the private rented sector. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures better choice and security of rental housing is delivered in the private rented sector improving access to this market for younger people. • <i>Advance Equality</i>: Ensures better choice and security of rental housing is delivered in the private rented sector improving access to this market for younger people. • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities by providing a wider choice of housing. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>

Policy H9: Accessible homes	<p>Commentary The delivery of accessible housing will enable homes to adapt to the mobility and access needs of all people as they change over time. All homes will be built to achieve a higher accessibility standard than current building regulations and 10% will be built to be adaptable or accessible to wheelchair users (see Table 3-Data & evidence-based documents). Rates of disability are higher in areas of deprivation.</p> <p>Beneficial affects Will particularly benefit the following ‘protected characteristics’ and other relevant characteristics:</p> <ul style="list-style-type: none"> • <i>Age (older people)</i>: Delivery of accessible homes will enable older people to remain in their own homes and remain independent for longer. • <i>Disability/deprivation</i>: Increasing the supply of wheelchair housing will enable disabled people to remain independent in their own homes and reduce occupier costs related to the retro-fitting of wheelchair accessibility measures. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the housing market does not discriminate against older people and people with disabilities includes those on lower incomes by ensuring greater housing options are provided to these groups. • <i>Advance Equality</i>: Ensures the housing market does not discriminate against older people and people with disabilities includes those on lower incomes by ensuring greater housing options are provided to these groups. • <i>Foster good relations</i>: Helps to create and maintain mixed and balanced communities by providing more inclusive housing options. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy H10: Planning for traveller sites	<p>Commentary Ensures that land coming forward to accommodate Gypsies, Travellers and Travelling Showpeople is in the right location and meets the specific accommodation needs of these groups (see Table 3-Data & evidence-based documents).</p> <p>Beneficial affects Will particularly benefit the following ‘protected characteristics’:</p> <ul style="list-style-type: none"> • <i>Race</i>: Will ensure sites coming forward meet the specific needs of the Gypsy, Traveller and Travelling Showpeople community. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures that Gypsy, Traveller and Travelling Showpeople community do not face housing discrimination by ensuring that land that comes forward meets the specific needs of these groups. • <i>Advance Equality</i>: Ensures that Gypsy, Traveller and Travelling Showpeople community have equal access to land to meet their housing needs. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
<i>Economy and inclusive growth</i>		
Policy E1: Inclusive economic development	<p>Commentary Bristol is one of the most successful cities in the UK, with a higher employment rate than other large cities. However, persistent and multiple socio-economic deprivation is found in parts of the city, especially in relation to worklessness and low skills. Ensuring major development provides employment and skills plans will support economic growth which is inclusive and offers opportunity to all people.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation/Disability</i>: Ensuring all major development contributes to enabling access to employment and removing barriers to employment for local residents and facilitating skills development and supporting employment initiatives will be of particular benefit to communities in areas with higher levels of deprivation (see Development Strategy policies) and <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic opportunities for more people across the city. • <i>Advance equality</i>: Supports the building of a more inclusive city economy. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>

	people who may experience attitudinal, physical, communication and social barriers to employment.		
Policy E2: Economic development land strategy	<p>Commentary Ensuring the delivery of new workspace (office, industrial and distribution floorspace), including the provision of land for new workspace, across the city including: Bristol City Centre, Bristol Temple Quarter, St. Philip's Marsh, Avonmouth, Industry & Distribution areas (policy E5), centres, growth and regeneration areas (see Development Strategy policies), vacant or underused sites/premises currently or recently used for business, industry or distribution (policy E6a) and sites allocated for workspace (policy DA1) will benefit all people.</p> <p>Beneficial affects Ensuring the delivery of land/opportunities for economic development to achieve sustainable economic growth will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Providing opportunities for economic development in areas of the city with higher levels of deprivation will help to address some of the causes of deprivation in those areas relating to income and employment (see Development Strategy policies). (See policy E1). 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic opportunities for more people across the city. • <i>Advance equality</i>: Supports the building of a more inclusive city economy. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy E3: Location of office development	<p>Commentary Ensuring the delivery of new office workspace across the city including: Bristol City Centre (including Bristol Temple Quarter and appropriate locations in St. Philip's Marsh), centres, areas of growth and regeneration and vacant or underused sites/premises currently or recently used for business, industry or distribution (policy E6a) will benefit all people.</p> <p>Beneficial affects Ensuring the delivery of land/opportunities for economic development to achieve sustainable economic growth will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Providing opportunities for economic development in areas of the city with higher levels of deprivation will help to address some of the causes of deprivation in those areas relating to income and employment (see Development Strategy policies). (See policy E1) 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic opportunities for more people across the city. • <i>Advance equality</i>: Supports the building of a more inclusive city economy. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy E4: Avonmouth Industrial Area and Bristol Port	<p>Commentary Ensuring the Avonmouth Industrial Area and Bristol Port is designated and reserved for the retention, development and redevelopment of land for industrial, distribution, energy and port related uses: and allocating of land adjacent to this area for the development of industrial and distribution uses will support the continued consolidation and growth of this regionally and nationally important location for business. This will benefit all people across the region.</p> <p>Land at Avonmouth also has an important role in supporting the bird life which makes use of the internationally important Severn Estuary. Development in the area therefore has to be balanced with approaches to habitat mitigation. Land at Hallen Marsh is designated for habitat mitigation.</p>		<p>Positive</p> <p>No change required</p>

	<p>Beneficial affects Ensuring the delivery of land/opportunities for economic development to achieve sustainable economic growth will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Providing opportunities for economic development in areas of the city with higher levels of deprivation will help to address some of the causes of deprivation in those areas relating to income and employment (see Development Strategy policies). (See policy E1 & NZC5) 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic opportunities for more people across the city. • <i>Advance equality</i>: Supports the building of a more inclusive city economy. 	
	<p>Mitigation of adverse affects N/A</p>		
Policy E5: Industry and Distribution Areas	<p>Commentary The reservation of core areas of industrial and distribution land for such uses and related uses will support the maintenance and growth of a diverse and inclusive economy for the benefit of all people.</p>		<p>Positive No change required</p>
	<p>Beneficial affects Ensuring existing industrial and distribution land is reserved for continued economic development to achieve sustainable economic growth will benefit all 'protected characteristics'. A particular focus is given to:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Providing opportunities for continued economic development in areas of the city with higher levels of deprivation will help to address some of the causes of deprivation in those areas relating to income and employment (see Development Strategy policies). (See policy E1) 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic opportunities for more people across the city. • <i>Advance equality</i>: Supports the building of a more inclusive city economy. 	
		<p>Mitigation of adverse affects N/A</p>	
Policy E6A: New workspace within mixed use development	<p>Commentary Ensuring the redevelopment of vacant or underused sites and premises currently or recently used for business, industry or distribution includes provision for new workspace as part of mixed use developments will support the maintenance and growth of a diverse and inclusive economy for the benefit of all people.</p>		<p>Positive No change required</p>
	<p>Beneficial affects Ensuring the delivery of land/opportunities for economic development to achieve sustainable economic growth will benefit all 'protected characteristics'. (See policy E1)</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Seeks to create and widen access to economic opportunities for more people across the city. • <i>Advance equality</i>: Supports the building of a more inclusive city economy. 	
		<p>Mitigation of adverse affects N/A</p>	
Policy E6: Affordable workspace	<p>Commentary Ensuring employment generating development provides and retains affordable workspace will support the continued growth of Bristol's economic, social and cultural sectors to achieve a fairer and more inclusive city. Uses will include: sectors that have social value such as charities, voluntary and community organisations or social enterprises; sectors that have cultural value such as creative and artists' workspace, rehearsal and performance space and makerspace; accommodation for disadvantaged groups starting up in any sector; start-up and early-stage businesses; and regeneration projects. The provision of affordable workspace for these uses this will benefit all people.</p>		<p>Positive No change required</p>

	<p>Beneficial affects Ensuring employment generating development provides affordable workspace to support the city's economic, social and cultural sectors will benefit all 'protected characteristics'.</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination:</i> Seeks to support and grow the city's economic, social and cultural sectors to help combat disadvantage and to create and widen access to economic opportunities for more people across the city. • <i>Advance equality:</i> Supports the creations of a fairer and more inclusive city and the building of a more inclusive city economy. • <i>Fosters good relations:</i> Helps to create social cohesion. <p>Mitigation of adverse affects N/A</p>	
<p>Policy E8: Digital connectivity and inclusion</p>	<p>Commentary Bristol has a key commitment to make progress towards being the UK's best digitally connected city.</p> <p>Ensuring development provides access to superfast broadband as a minimum and full fibre connections where available will ensure economic growth is inclusive and benefits all people.</p> <p>Beneficial affects Ensuring high levels of digital connectivity will benefit all 'protected characteristics'</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination:</i> Seeks to ensure that no one is excluded from the benefits of economic growth by inadequate digital connectivity. • <i>Advance equality:</i> Seeks to ensure that no one is excluded from the benefits of economic growth by inadequate digital connectivity. • <i>Fosters good relations:</i> Helps to support social interaction through improved digital connectivity. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
<p>Centres, shopping, and the evening economy</p>			
<p>Policy SSE1: Supporting Bristol's Centres - network and hierarchy</p>	<p>Commentary The city's centres provide a valuable contribution to the '15-minute city' where the services people need are available close to home. Uses within centres include retail development, offices, leisure (including food and drink), entertainment and night time uses, arts, culture and tourism (all defined in national policy as main town centre uses). Ensuring the protection of Bristol's hierarchy and network of centres and the diversity of town centre uses within them (ensuring their continued vitality and viability) and retaining them as a focus for such town centre uses will support the '15-minute city' approach. This will be of benefit to all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people)/Disability/Deprivation:</i> Ensuring services remain close to home will benefit groups that do not have access to a private car (or rely on public transport) or whose mobility is impaired. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination:</i> Ensures that people without access to a private car or with impaired mobility who may not be able to travel longer distances to access services are not discriminated against by the location of services outside of their local centres. 	<p>Positive</p> <p>No change required</p>

		<ul style="list-style-type: none"> <i>Advance Equality</i>: Ensures the provision of services is diverse and well distributed to support all people across the city. <i>Foster good relations</i>: Helps to build community sustainability and cohesion. 	
		<p>Mitigation of adverse affects N/A</p>	
Policy SSE2: Development in Bristol's centres	<p>Commentary Ensuring the specific roles of Bristol's city centre, town, district and local centres are protected and enhanced by setting out the different types of uses/functions appropriate to each location will support policy SSE1 and will be of benefit to all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> <i>Age (Older people)/Disability/Deprivation</i>: Ensuring services remain close to home will benefit groups that do not have access to a private car (or rely on public transport) or whose mobility is impaired. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Eliminate discrimination</i>: Ensures that people without access to a private car or with impaired mobility who may not be able to travel longer distances to access services are not discriminated against by the location of services outside of their local centres. <i>Advance Equality</i>: Ensures the provision of services is diverse and well distributed to support all people across the city. <i>Foster good relations</i>: Helps to build community sustainability and cohesion. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy SSE3: Supporting Bristol's evening, night-time and culture economy	<p>Commentary Supporting the specific roles of Bristol's city centre, town, district and local centres as locations for a thriving evening, hospitality and cultural economy will be of benefit to all people.</p> <p>Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> <i>Age (Younger)</i>: Will benefit younger people who are more likely to participate in the evening economy/hospitality (as consumers/workers) than other age groups. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Advance Equality</i>: Supports an inclusive economy. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy SSE4: Town centre first approach to development	<p>Commentary Ensuring proposals for new town centre uses are directed to town centres will support policy SSE1 and will be of benefit to all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> <i>Age (Older people)/Disability/Deprivation</i>: Ensuring services remain close to home will benefit groups that do not have access to a private car (or rely on public transport) or whose mobility is impaired. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Eliminate discrimination</i>: Ensures that people without access to a private car or with impaired mobility who may not be able to travel longer distances to access services are not discriminated against by the location of services outside of their local centres. <i>Advance Equality</i>: Ensures the provision of services is diverse and well distributed to support all people across the city. 	<p>Positive</p> <p>No change required</p>

		<ul style="list-style-type: none"> <i>Foster good relations</i>: Helps to build community sustainability and cohesion. 	
		Mitigation of adverse affects N/A	
Policy SSE5: Temporary uses in centres	<p>Commentary Ensuring proposals for temporary ('meanwhile') uses in centres contribute to an attractive and vibrant environment for residents and visitors will support policy SSE1 and will be of benefit to all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> <i>Age (Older people)/Disability/Deprivation</i>: Ensuring services remain close to home will benefit groups that do not have access to a private car (or rely on public transport) or whose mobility is impaired. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Eliminate discrimination</i>: Ensures that people without access to a private car or with impaired mobility who may not be able to travel longer distances to access services are not discriminated against by the location of services outside of their local centres. <i>Advance Equality</i>: Ensures the provision of services is diverse and well distributed to support all people across the city. <i>Foster good relations</i>: Helps to build community sustainability and cohesion. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy SSE6: Retaining and enhancing markets	<p>Commentary Ensuring existing market sites are protected and proposals for new markets are encouraged within centres will support policy SSE1 and will be of benefit to all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> <i>Age (Older people)/Disability/Deprivation</i>: Ensuring services remain close to home will benefit groups that do not have access to a private car (or rely on public transport) or whose mobility is impaired. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Eliminate discrimination</i>: Ensures that people without access to a private car or with impaired mobility who may not be able to travel longer distances to access services are not discriminated against by the location of services outside of their local centres. <i>Advance Equality</i>: Ensures the provision of services is diverse and well distributed to support all people across the city. <i>Foster good relations</i>: Helps to build community sustainability and cohesion. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy SSE7: Provision of public toilets	<p>Commentary Ensuring major developments provide free public toilets suitable for a range of users including disabled people, families with young children and people of all gender identities will be of benefit to all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p>	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Eliminate discrimination</i>: Ensures that the design of public toilets and facilities provided does not discriminate against certain groups of people including Age (families with young children), Disability, Sex and Gender. 	<p>Positive</p> <p>No change required</p>

	<ul style="list-style-type: none"> <i>Age (families with young children)/Disability/Sex/Gender Reassignment</i>: Ensures the design of public toilet facilities provides equal access to all groups of people. 	<ul style="list-style-type: none"> <i>Advance Equality</i>: Ensures that public toilets provided are accessible to all. 	
		Mitigation of adverse affects N/A	
Policy SSE8: Public houses	Commentary Bristol's public houses serve local communities and make an important contribution to the diversity and vitality of the city and the wider region. As well as key components of the local economy, they are vital spaces for leisure socialisation, community activities and cultural exchange. Protecting pubs will be of benefit to all people.		Positive No change required
	Beneficial affects Will benefit all 'protected characteristics'.	Public Sector Equality Duty <ul style="list-style-type: none"> <i>Foster good relations</i>: Helps to sustain community cohesion. 	
		Mitigation of adverse affects N/A	
Biodiversity and Green Infrastructure			
Policy BG1: Green Infrastructure and biodiversity in new development	Commentary Bristol's One City Ecological Emergency Strategy recognises the challenge of reversing wildlife decline and making space for nature alongside meeting our targets for the sustainable development of more homes, better transport systems and an economy that works for everyone. The development strategy proposed in the local plan review aims to ensure that these objectives are not in conflict. They work together to ensure the new development we need includes a gain in biodiversity that contributes to meeting our ambitious and essential targets for nature. <p>The term 'green infrastructure' describes the network of spaces, corridors and natural habitats within Bristol that work together to deliver a wide range of environmental, economic, health and wellbeing benefits to the city. Individual green infrastructure assets range widely in scale and character, from parks and public open spaces to natural woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, and street trees. It also includes water environments such as streams, ponds and canals, sometimes referred to as 'blue infrastructure'.</p> Ensuring that green and blue infrastructure and provision for nature is incorporated into new development will be of benefit to all people.		Positive No change required
	Beneficial affects Will benefit all 'protected characteristics' with a particular focus on: <ul style="list-style-type: none"> <i>Age (Children and younger people)</i>: Addressing environmental challenges and ensuring development needs are balanced with the needs of the natural world is essential to the delivery of sustainable development (meeting the needs of the present without compromising the ability of future generations to meet their own needs). This will be of significant benefit to younger people in order to safeguard their future health, well-being, quality of life, opportunity and prosperity. 	Public Sector Equality Duty <ul style="list-style-type: none"> <i>Advance Equality</i>: Ensuring the future health, well-being, quality of life, opportunity and prosperity of our children and younger people are assured through the creation of a sustainable built environment. 	
		Mitigation of adverse affects N/A	
Policy BG2: Nature Conservation and Recovery	Commentary Ensuring the promotion of conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species, and identifying and pursuing opportunities for securing measurable net gains for biodiversity will be of benefit to all people.		Positive No change required

	<p>Beneficial affects Will benefit all 'protected characteristics'. (See policy BG1).</p>	<p>Public Sector Equality Duty (See policy BG1).</p> <p>Mitigation of adverse affects N/A</p>	
Policy BG3: Achieving Biodiversity Gains	<p>Commentary The Environment Act 2021 makes a 10% biodiversity net gain mandatory (from a future date to be established) for all non-exempted development. Explaining how this statutory requirement will be achieved for development in Bristol will be of benefit to all people.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Will benefit all 'protected characteristics'. (See policy BG1).</p>	<p>Public Sector Equality Duty (See policy BG1).</p> <p>Mitigation of adverse affects N/A</p>	
Policy BG4: Trees	<p>Commentary Ensuring the retention or replacement of trees and an increase in their provision will be of benefit to all people.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Will benefit all 'protected characteristics'. (See policy BG1).</p>	<p>Public Sector Equality Duty (See policy BG1).</p> <p>Mitigation of adverse affects N/A</p>	
Policy BG5: Biodiversity and access to Bristol's waterways	<p>Commentary Ensuring the valuable roles of the city's waterways are maintained and enhanced will be of benefit to all people.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Will benefit all 'protected characteristics'. (See policy BG1).</p>	<p>Public Sector Equality Duty (See policy BG1).</p> <p>Mitigation of adverse affects N/A</p>	
Policy BG6: Development of Private Gardens	<p>Commentary Ensuring the retention of private gardens (except in limited circumstances) will be of benefit to all people.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Will benefit all 'protected characteristics'. (See policy BG1).</p>	<p>Public Sector Equality Duty (See policy BG1).</p> <p>Mitigation of adverse affects N/A</p>	
Policy BG7: The St. Paul's Green Link	<p>Commentary Seeking opportunities to improve and green linkages (available to pedestrians, wheelchair users and cyclists) between open spaces within and extending from the St. Paul's/M32 area (within an area of deprivation) will be of benefit to all local communities that live and work in these areas.</p>		<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects Will benefit the following 'protected characteristics':</p> <ul style="list-style-type: none"> <i>Deprivation:</i> Enhancing connectivity and green infrastructure through the provision of a green link will address deprivation issues relating to health, living environment and access to services and employment. <i>Disability:</i> Will ensure the design of the green link provides for wheelchair users. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Advance Equality:</i> Will ensure communities in the St. Paul's/M32 area including people with disabilities have improved access to green infrastructure and active travel connections enjoyed by other communities. <p>Mitigation of adverse affects N/A</p>	

<p>Policy GI A: Open Space for Recreation</p>	<p>Commentary Ensuring development addresses the demand it creates for open space for recreation by ensuring a sufficient quantity, quality and proximity of space is available will improve the mental and physical wellbeing (through facilitating exercise, outdoor activity, enabling community interaction, and enhancing visual amenity and townscape quality) of all people.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’.</p> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality: Helps to support equality of access to open space.</i> • <i>Foster good relations: Helps to build community sustainability and cohesion.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
<p>Policy GI1: Local Green Space</p>	<p>Commentary Local Green Space is a designation provided for in national planning policy and which national policy says should only be designated in defined circumstances. The designation allows the protection of existing open spaces which are demonstrably special to a local community having unique characteristics that require safeguarding. These special qualities mean that the open space should be kept as such permanently. Ensuring the protection of designated Local Green Spaces will therefore benefit all communities to whom the spaces are demonstrably special.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ within local communities.</p> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality: Helps to preserve equality of access to open space.</i> • <i>Foster good relations: Helps to build community sustainability and cohesion.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
<p>Policy GI2: Reserved Open Green Space</p>	<p>Commentary Ensuring the protection of Reserved Open Green Spaces (not having all the characteristics of specially protected Local Green Space but considered appropriate for proportionate policy protection in the local plan) will benefit all communities to whom the spaces are important.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ within local communities.</p> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality: Helps to preserve equality of access to open space.</i> • <i>Foster good relations: Helps to build community sustainability and cohesion.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
<p>Policy GI3: Incidental Open Spaces</p>	<p>Commentary Ensuring the protection of Incidental Open Spaces (smaller spaces that may be considered to be locally important in terms of the character of an area.) will benefit all communities to whom the spaces are important.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ within local communities.</p> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality: Helps to preserve equality of access to open space.</i> • <i>Foster good relations: Helps to build community sustainability and cohesion.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>

<p>Policy G14: Stapleton Allotments and Holdings – Food Growing Local Green Space</p>	<p>Commentary Ensuring the protection of this Local Green Space, designated for its high quality agricultural value and national importance, will benefit all people.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ within local communities and citywide communities.</p> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality: Helps to preserve equality of access to open space.</i> • <i>Foster good relations: Helps to build community sustainability and cohesion.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
<p><i>Transport</i></p>		
<p>Policy T1: Development and transport policies</p>	<p>Commentary Ensuring development minimises the need to travel, reduces the impact of vehicles and maximises opportunities for walking, cycling and public transport will create environments which are safer, healthier and more attractive for all people to travel and spend time in. The approach also makes specific provision for the needs of disabled people ensuring their mobility and transport needs are considered. This acknowledges the greater reliance that disabled people may have on the use of private cars (see Table 3-Engagement-Transport).</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Disability: Will ensure the movement needs of disabled people continue to be met whilst reducing the general reliance on the private car.</i> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination: Ensures disabled people are not discriminated against by a wider approach to reduce reliance on the private car.</i> • <i>Advance Equality: Ensures the mobility needs of disabled people are considered in all forms of development.</i> • <i>Foster good relations: Helps to achieve a greater level of inclusivity in new development by ensuring everyone’s mobility needs are considered.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
<p>Policy T2: Transport infrastructure improvements</p>	<p>Commentary Providing support for the delivery of the strategic and local transport infrastructure required to enable Bristol to be a safe, accessible, carbon neutral and climate resilient city will create an environment that is safer, healthier and more attractive for everyone.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation: Will ensure people without access to a private car have improved access to employment/services/leisure.</i> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination: Ensures people without access to a private car do not face discrimination through accessibility barriers.</i> • <i>Advance Equality: Ensures all people can have better access to employment/services/leisure.</i> <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
<p>Policy T2A: Protected transport and movement routes</p>	<p>Commentary Safeguarding land for the future provision of transport and movement infrastructure will support policy T2.</p>	<p>Positive</p> <p>No change required</p>

<p>Policy T3A: Transport development management</p>	<p>Commentary Ensuring new development is safe (free of unacceptable traffic conditions and maintains road safety), provides suitable access for all members of the community and is accessible by sustainable transport methods such a walking, cycling and public transport will create environments that are safer, healthier and more attractive for everyone. (see Table 3-Engagement-Transport).</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Younger and Older people)</i>: Will ensure children and older people have a safe environment to move around in free of unacceptable traffic conditions. • <i>Disability</i>: Will ensure there are no barriers to movement or access. • <i>Deprivation</i>: Will ensure people without access to a private car have improved access to employment/services/leisure. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures people without access to a private car do not face discrimination through accessibility barriers. • <i>Advance Equality</i>: Ensures all people have a safe and fully accessible environment to move around in free of unacceptable traffic conditions, and can have better and more equitable access to employment/services/leisure. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
<p>Policy T4A: Parking, servicing and the provision of infrastructure for electric vehicles</p>	<p>Commentary Ensuring new development provides for appropriate levels of parking provision in order to optimise development densities, including residential densities will support policy UL1, and in doing so will help to support the housing needs and requirements of all people. The approach also makes specific provision for the needs of disabled people ensuring their mobility and transport needs are considered (requirement for disabled parking to be set out in accompanying parking standards). This acknowledges the greater reliance that disabled people may have on the use of private cars (see Table 3-Engagement-Transport). Ensuring new development also makes provision for the charging of electric vehicles will enable the take up of cleaner less polluting vehicles creating environments that are healthier and more attractive for everyone.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Disability</i>: Will ensure the movement needs of disabled people continue to be met whilst reducing the general reliance on the private car. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures disabled people are not discriminated against by a wider approach to reduce reliance on the private car. • <i>Advance Equality</i>: Ensures the mobility needs of disabled people are considered in all forms of development. • <i>Foster good relations</i>: Helps to achieve a greater level of inclusivity in new development by ensuring everyone’s mobility needs are considered. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
<p>Policy T5: Public rights of way Policy</p>	<p>Commentary Ensuring public rights of way are protected and enhanced will maintain their valuable contribution to the city’s transportation network helping to create an environment that is healthier and more attractive for everyone.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Will ensure people without access to a private car do not have access to employment/services/leisure weakened by loss of public rights of way. <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures people without access to a private car do not face discrimination through accessibility barriers. • <i>Advance Equality</i>: Ensures all people can have better access to employment/services/leisure. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>

<p>Policy T6: Active travel routes</p>	<p>Commentary Ensuring development facilitates and improves active travel routes (for use by non-motorised forms of transport including walking, cycling and wheeling) to the latest design standards will help create environments that are healthier and more attractive for everyone.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Will ensure people without access to a private car have improved access to employment/services/leisure. • <i>Disability</i>: Will ensure there are no barriers to movement or access by ensuring the design of active travel routes accommodates wheeled mobility devices used by disabled people. • <i>Age (Younger and Older)</i>: Will ensure there are no barriers to movement or access by ensuring the design of active travel routes accommodates wheeled mobility devices used by older and younger people. 	<p>Positive No change required</p>
<p><i>Community facilities</i></p>		
<p>Policy CF1: Community facilities</p>	<p>Commentary Ensuring development contributes to the provision of good quality accessible community infrastructure will maintain and improve quality of life and respond to the needs of the local economy for the benefit of all people. The provision of 10% of floorspace in new or extended community facilities for the use of communities/cultural organisations made available at an affordable rent will provide particular benefits for local communities.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (younger and older people)/Deprivation</i>: Will ensure groups that may have a greater need for community services such as youth clubs, day centres and support services are provided for by new development. • <i>Race</i>: Will ensure the diverse needs of communities in terms of cultural/societal needs are provided for by development. 	<p>Positive No change required</p>
<p>Policy CF2: Retention of community facilities</p>	<p>Commentary Ensuring community facilities and services are retained will protect quality of life quality of life and local economies for the benefit of all people.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (younger and older people)/Deprivation/Race</i>: Will ensure groups that may have a greater need for community services 	<p>Positive No change required</p>

	such as youth clubs, day centres, support services and cultural venues have those facilities and services protected.	<ul style="list-style-type: none"> • <i>Advance Equality</i>: Ensures all people can access an appropriate level of community facilities to meet their specific needs. • <i>Foster good relations</i>: Helps to maintain community cohesion. 		
		Mitigation of adverse affects N/A		
Net zero and climate				
Policy NZC1: Climate change, sustainable design and construction	<p>Commentary Bristol declared a Climate Emergency in 2018, requiring action at both local and global levels. As a consequence of climate change, Bristol already experiences higher temperatures and more severe weather events than it did a decade ago. The impacts of climate change affect all people but certain impacts such as excessive heat will have disproportionate effects on particular groups. These include more vulnerable people such as the elderly, very young children and people with a serious or long-term illness. Communities with higher levels of deprivation may also be disproportionately affected given existing health inequalities, employment profile (manual/outdoor work) and insufficient access to external cool spaces. Given the scale of development set out in the new local plan, including new homes, it is vital to create an urban environment that both mitigates its contribution to the causes of climate change and that is able to adapt to the further climate impacts expected over the plan period and beyond. In response to the declaration of the Climate Emergency in 2018, Bristol City Council has prepared the One City Climate Strategy. The strategy sets out an ambition to achieve a carbon neutral and climate resilient city by 2030.</p> <p>Ensuring new development mitigates its contribution towards climate change, by minimising energy demand and maximising on-site generation of renewable energy (with the aim of achieving net zero operational energy - see policy NZC2) and is adapted to changes in the local climate expected over the buildings lifetime will benefit all people.</p>	<p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (young children and older people)/Disability/Deprivation</i>: Local level action (as part of wider global action) to mitigate the drivers of climate change will help to reduce its impacts on vulnerable people. • <i>Deprivation</i>: Minimising energy demand and maximising on-site generation of renewable energy will reduce household energy costs helping people on lower incomes. • <i>Age (Children and younger people)</i>: Ensuring development mitigates its contribution to climate change and is adapted to its impacts are essential to the delivery of sustainable development (meeting the needs of the present without compromising the ability of future generations to meet their own needs). This will be of significant benefit to younger people in order to safeguard their future health, well-being, quality of life, opportunity and prosperity. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality</i>: Ensuring vulnerable people are not disproportionately affected by the impacts of climate change. • <i>Advance Equality</i>: Reducing income inequalities by lowering energy costs. • <i>Advance Equality</i>: Ensuring the future health, well-being, quality of life, opportunity and prosperity of our children and younger people are assured through the creation of a sustainable built environment. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
Policy NZC2: Net zero carbon development – operational carbon	<p>Commentary The UK Green Building Council defines net zero carbon – operational energy as being ‘when the amount of carbon emissions associated with the building’s operational energy on an annual basis is zero or negative. A net zero carbon building is highly energy efficient and powered from on-site and/or off-site renewable energy sources, with any remaining carbon balance offset.’ Operational carbon</p>		<p>Positive No change required</p>	

	<p>emissions refer to regulated emissions (heating, hot water, cooling, lighting and auxiliary energy) and unregulated emissions (appliances and equipment, etc.).</p> <p>Ensuring development achieves net zero carbon through maximising energy efficiency, utilising sustainable heating and cooling systems and incorporating onsite renewable energy generation will benefit all people.</p>	
	<p>Beneficial affects (See policy NZC1).</p>	<p>Public Sector Equality Duty (See policy NZC1).</p>
		<p>Mitigation of adverse affects N/A</p>
Policy NZC3: Embodied carbon, materials and circular economy	<p>Commentary Embodied carbon refers to the greenhouse gases emitted during the production of a building or asset, and includes the carbon emitted from the extraction and processing of the materials used, their transport, installation and maintenance and end of life disposal. A circular economy involves prioritising the reuse of materials at their highest value for as long as possible, helping to prevent the over extraction of natural resources and minimising the amount of material sent to landfill.</p> <p>Ensuring development minimises embodied carbon, utilises sustainable materials and incorporates circular economy principles will benefit all people.</p>	<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects (See policy NZC1).</p>	<p>Public Sector Equality Duty (See policy NZC1).</p>
		<p>Mitigation of adverse affects N/A</p>
Policy NZC4: Adaptation to a changing climate	<p>Commentary The UK Climate Change Committee has warned that expected changes to the UK climate by 2050 are largely locked in, regardless of any current pathways in place to reduce global emissions. Development proposals should reflect this level of certainty in their design and ensure development is resilient to these predicted climate conditions.</p> <p>Ensuring development is resilient to the effects of a changing climate will benefit all people.</p>	<p>Positive</p> <p>No change required</p>
	<p>Beneficial affects (See policy NZC1).</p>	<p>Public Sector Equality Duty (See policy NZC1).</p>
		<p>Mitigation of adverse affects N/A</p>
Policy NZC5: Renewable energy and energy efficiency	<p>Commentary In 2009, the Citywide Sustainable energy strategy provided an assessment of renewable and low carbon energy sources in the city. As a largely urban area Bristol has potential for on-site and building integrated renewable heat, cooling and power. There is also potential to use renewable and low carbon heat from other sources such as the Floating Harbour, waste heat from industrial processes in Avonmouth, and from former mine workings across the city. Avonmouth is identified as the location with the greatest potential for on-shore wind power.</p> <p>Supporting the development of new renewable energy capacity and energy storage, particularly in Avonmouth, to put the city on a course to meeting its commitments on carbon reduction will have a wider benefit for all people. However, the provision of such installations in Avonmouth have the potential for impact on surrounding local communities in terms of public health, safety and residential amenity.</p>	<p>Neutral</p> <p>No change required</p>
	<p>Beneficial affects (See policy NZC1).</p>	<p>Public Sector Equality Duty (See policy NZC1).</p>
		<p>Mitigation of adverse affects</p>

	<p>Potential adverse affects May have an adverse impact on:</p> <ul style="list-style-type: none"> • <i>Deprivation</i>: Potential to exacerbate existing higher levels of deprivation and health inequalities in communities within and surrounding Avonmouth including Lawrence Weston as a result of the introduction of further industrial installations that may have detrimental effects on public health, safety and residential amenity. 	<p>The policy requires consideration of public health and safety and impacts on biodiversity, landscape character, the historic environment and the residential amenity of the surrounding area along side the environmental and economic benefits of proposals. However, given the significant local and global impacts of climate change significant weight must be afforded to the environmental and economic benefits of proposal.</p>	
<p>Policy FR1: Flood risk and water management</p>	<p>Commentary Increased risk from fluvial and tidal flooding as well as localised flooding caused by rainfall is set to be a significant consequence of climate change. The impacts of flooding affect all people but may have disproportionate effects on particular groups including more vulnerable people such as the elderly, very young children and people with a serious or long-term illness whose mobility may be impaired making them less able to take action to keep themselves and others safe. Bristol contains land at risk of flooding, most notably at Avonmouth, St. Philip's Marsh and in the vicinity of the city's main rivers, and the risk of flooding in these areas is set to increase in the 'with climate change' scenario, as set out in the Bristol Strategic Flood Risk Assessment (SFRA). Defences are being implemented at Avonmouth and the Bristol Avon Flood Strategy will address flood risk in central Bristol. Setting out an approach to minimising the risk and impact of flooding in the context of new development by applying a sequential approach to flood risk management (i.e. giving priority to the development of sites with the lowest risk of flooding) or ensuring development is resilient to/mitigates the impact of flooding will benefit all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (young children and older people)/Disability</i>: Will ensure the location and form of development safeguards against flooding impacts thereby protecting residents that may be less able to take action to keep themselves and others safe in the event of flooding. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality</i>: Ensures that no one is put at risk from flooding impacts. <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
<p>Policy FR2: Bristol Avon Flood Strategy</p>	<p>Commentary Parts of Bristol's central area are vulnerable to flooding from the River Avon, and the risk is increasing due to climate change causing sea levels to rise and storms to increase in frequency and severity. The Bristol Avon Flood Strategy is the long-term plan to better protect homes, businesses, and infrastructure from flooding from the river Avon. A key objective of the strategy is to facilitate the sustainable growth of Bristol by supporting opportunities for employment, residential land, and infrastructure. Several areas identified for growth and regeneration in Bristol are impacted by flood risk, but the future delivery of the Strategy will greatly reduce the burden of managing flood risk on a site-specific basis. The ambition is for a strategy that works for Bristol year-round, not just when the river floods. Defences design to improve public spaces can provide new green spaces, better access to the river, enhanced heritage features, and improved transport connections. This will include the creation of an enhanced multi-purpose greenway along the line of the defences. Ensuring development located within or adjacent to areas that are essential for the delivery of future flood defences accommodates space for and/or delivers flood protection and associated infrastructure will benefit all communities in Bristol's central area that are currently vulnerable to flooding from the River Avon.</p> <p>Beneficial affects (See policies NZC1, BG1 & T2).</p>	<p>Public Sector Equality Duty (See policies NZC1, BG1 & T2).</p> <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>

<i>Design and conservation</i>		
<p>Policy DPM1: Delivering well-designed, inclusive places</p>	<p>Commentary The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Design is also at the heart of creating inclusive and liveable communities and shaping successful places with a high quality public realm as part of an ‘urban living’ approach (see policies UL1 & UL2).</p> <p>Ensuring development delivers high quality, healthy, safe, liveable, neighbourly and inclusive places reflecting the National Design guide will benefit all people. The delivery of inclusive places means the layout and design of a building or space will provide for equality of access and opportunity. The National Design Guide identifies 10 characteristics of well-designed places which include particular considerations relevant to advancing equality: Places that are accessible and easy to move around; Places that have a distinct identity (reflecting their past, present and future) and support a sense of pride, belonging and cohesion; and Public and communal spaces that are safe social and inclusive supporting interaction, wellbeing, relaxation and recreation.</p> <p>Beneficial affects The delivery of inclusive places reflecting design measure to promote the advancement of equality (as set out in the National Design Guide) will be of benefit to all ‘protected characteristics’.</p> <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the design of the built environment does not discriminate against any ‘protected characteristic’. • <i>Advance Equality</i>: Ensures the design of the built environment enables and promotes inclusivity. • <i>Foster good relations</i>: Ensures the design of the built environment enables and promotes social cohesion. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
<p>Policy DC1: Liveability in residential development including space standards and private outdoor space</p>	<p>Commentary Ensuring residential development optimises density and at the same time creates liveable environments, in particular providing sufficient internal and outdoor space, will benefit all people.</p> <p>Beneficial affects Will benefit all ‘protected characteristics’ with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (families with young children)/Disability</i>: Will benefit groups that may have a greater requirement for internal living space to undertake everyday activities and private outdoor amenity and play space. (See policy UL1). <p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Eliminate discrimination</i>: Ensures the need for higher densities does not discriminate against groups such as families or people with disabilities that may have a greater requirement for internal and outdoor space. • <i>Advance Equality</i>: Ensures higher densities can come forward whilst maintaining equality of housing opportunity for all people. (See policy UL1). <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
<p>Policy DC2: Tall buildings</p>	<p>Commentary Tall buildings can contribute to the efficient use of land to deliver jobs homes and mixed communities. They may be appropriate in inner urban locations provided they contribute positively to the character and function of the urban environment, are designed and located to be visually attractive, achieve high quality design, do not give rise to harmful effects and otherwise provide liveable environments.</p>	<p>Neutral</p> <p>No change required</p>

	<p>Whilst optimising density to provide additional housing is of wider benefit to all people (see policy UL1) the contribution that tall buildings can make to housing delivery on a citywide level is limited. Tall residential buildings may also be less appropriate for certain groups including families with children, older people and people with disabilities.</p>	
	<p>Affects Affects on 'protected characteristics' will be neutral.</p>	<p>Public Sector Equality Duty N/A</p>
		<p>Mitigation of adverse affects N/A</p>
Policy DC3: Alterations to existing buildings	<p>Commentary Reflecting the wider design principles set out in policy DPM1 (which seek to ensure high quality and successful places are created providing inclusive and liveable communities for the benefit of all people) the policy ensures that alterations to existing buildings result in high quality development, contribute to an area's character and identity and safeguard the amenity of existing development.</p>	<p>Positive No change required</p>
	<p>Beneficial affects See policy DPM1.</p>	<p>Public Sector Equality Duty See policy DPM1.</p>
		<p>Mitigation of adverse affects N/A</p>
Policy DC4: Recycling and refuse provision in new development	<p>Commentary Ensuring development meets specified standards for recycling and refuse provision in order that the visual appearance, amenity and safety of an area is maintained will benefit all people.</p> <p>Specific attention is given to the need to design recycling and refuse provision having regard to the accessibility needs of residents and users, and the need to locate such provision having regard to the need to provide and maintain safe and convenient access for occupants.</p>	<p>Positive No change required</p>
	<p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> <i>Age (Older people)/Disability</i>: Will ensure people with reduced or impaired mobility are not adversely affected by poorly designed refuse/recycling storage facilities that are not fully accessible and/or obstruct footways and other public areas. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> <i>Advance Equality</i>: Ensures all people have a safe and fully accessible environment to move around in free of obstructions.
		<p>Mitigation of adverse affects N/A</p>
Policy CHE1: Conservation and the historic environment	<p>Commentary Reflecting the wider design principles set out in policy DPM1 (which seek to ensure high quality and successful places are created providing inclusive and liveable communities for the benefit of all people) the policy seeks to conserve and enhance the city's heritage assets to ensure they continue to make a positive contribution to the character of all parts of the city. Some of these assets may have a specific cultural dimension or significance to a particular community that should be fully understood before any changes are proposed.</p>	<p>Positive No change required</p>
	<p>Beneficial affects See policy DPM1.</p>	<p>Public Sector Equality Duty See policy DPM1.</p>
		<p>Mitigation of adverse affects N/A</p>
Policy AD1: Advertisements	<p>Commentary Ensuring advertisements do not have an unacceptable impact on amenity or harm public or road safety will benefit all people.</p>	<p>Positive No change required</p>
	<p>Beneficial affects See policy DPM1.</p>	<p>Public Sector Equality Duty See policy DPM1.</p>
		<p>Mitigation of adverse affects N/A</p>

<i>Health, wellbeing, and food sustainability</i>			
Policy HW1: Pollution control and water quality	<p>Commentary Ensuring development takes into account its potential impact on pollution and the impact of existing sources of pollution and does not result in pollution that cannot be satisfactorily addressed through a scheme of mitigation will support the development of healthy places. This is a core priority of Bristol's Health and Wellbeing Strategy which seeks to create a city that supports citizen's mental and physical health and wellbeing and reduces health inequalities across the city. Supporting this core priority will be of benefit to all people in surrounding communities and citywide.</p>	<p>Positive No change required</p>	
	<p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people) / Disability / Deprivation:</i> Will ensure groups that suffer from health conditions or health inequalities by reason of age, disability or deprivation are not disproportionately affected by polluting development. 		<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality:</i> Ensures all people have the opportunity to live and work in a healthy environment.
			<p>Mitigation of adverse affects N/A</p>
Policy HW2: Air quality	<p>Commentary Ensuring opportunities are taken to minimise the impact on new development of existing airborne pollution in all areas of the city and the impact of a new development on air quality will be of benefit to all people in surrounding communities and citywide (see policy HW1).</p>	<p>Positive No change required</p>	
	<p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people) / Disability / Deprivation:</i> Will ensure groups that suffer from health conditions or health inequalities by reason of age, disability or deprivation are not disproportionately affected by polluting development. 		<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality:</i> Ensures all people have the opportunity to live and work in a healthy environment.
			<p>Mitigation of adverse affects N/A</p>
Policy HW1A: Noise	<p>Commentary As with other types of pollution, noise pollution has the potential to impact adversely on environmental amenity and biodiversity. Particularly significant, however, are its impacts, both direct and indirect, on health and wellbeing, for instance through loss of sleep or other negative health externalities such as stress that can be caused by exposure to sustained noise over a longer term. Ensuring development takes into account its potential impact on noise pollution and the impact of existing sources of noise pollution and does not result in noise pollution that cannot be satisfactorily addressed through a scheme of mitigation will support the health and well-being of all people in surrounding communities (see policy HW1).</p>	<p>Positive No change required</p>	
	<p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people)/Disability/Deprivation:</i> Will ensure groups that suffer from health conditions or health inequalities by reason of age, disability or deprivation are not disproportionately affected by polluting development. 		<p>Public Sector Equality Duty <i>Advance Equality:</i> Ensures all people have the opportunity to live and work in a healthy environment.</p>
			<p>Mitigation of adverse affects N/A</p>
Policy HW1B: Contaminated land	<p>Commentary Ensuring new development takes into account issues relating to existing contaminated land through a scheme of mitigation and does not result in the contamination of land will support the health and well-being of all people in surrounding communities (see policy HW1).</p>	<p>Positive No change required</p>	
	<p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people) / Disability / Deprivation:</i> Will ensure groups that suffer from health conditions or health 		<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality:</i> Ensures all people have the opportunity to live and work in a healthy environment.
			<p>Mitigation of adverse affects N/A</p>

	inequalities by reason of age, disability or deprivation are not disproportionately affected by polluting development.		
Policy HW2B: Health and development	<p>Commentary Ensuring development contributes to reducing the causes of ill health, improving health and reducing health inequalities will benefit all people.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people) / Disability / Deprivation:</i> Will ensure groups that suffer from health conditions or health inequalities by reason of age, disability or deprivation are not disproportionately affected by development that does not address health and wellbeing issues. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality:</i> Ensures all people have the opportunity to live and work in an environment that is healthy and enables good physical and mental health. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy HW3: Takeaways	<p>Commentary Takeaways are a well-established feature of Bristol's town, district and local centres which offer services to customers and provide employment opportunities. However, when they are located close to schools, youth facilities and other locations where young people gather, takeaway uses have the potential to influence behaviour which is harmful to health and the promotion of healthy lifestyles. There are also clear and evidenced links between takeaways and fast food and obesity amongst all age groups in particular young people. The approach is supported by national strategies to reduce childhood obesity, which is identified as a public health priority with significant health and economic consequences. Locally, the approach seeks to help achieve Bristol City Council objectives to stop the increase in childhood obesity and to close the childhood obesity gap, in which children in more deprived areas are more likely to be obese than those in less deprived areas.</p> <p>Ensuring proposals for takeaways are not in locations (including close to schools) or in concentrations likely to influence behaviour harmful to health or the promotion of healthy lifestyles will benefit all people in communities surrounding such proposals.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Younger people)/Deprivation:</i> Will ensure young people's behaviour and dietary choices are not unduly influenced by the proximity and concentration of takeaway outlets. Will also help to close the childhood obesity gap between more deprived and less deprived areas. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality:</i> Will help to reduce health inequalities in young people that exist between more deprived and less deprived areas. <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy FS1: The provision of allotments	<p>Commentary Allotments provide opportunities for local food growing and greater access to healthier food, outdoor activity conducive to a healthy lifestyle, and increase local biodiversity through the cultivation of land and the retention of green space. They form a vital component of the city's green infrastructure network as well as providing a key community asset.</p> <p>Ensuring developments of 60 dwellings or more contributes to the provision of an allotment plot (or a financial contribution to support improvement/rehabilitation of other allotment sites) will be of benefit to all people in surrounding communities.</p> <p>Commentary (See policy BG1 & FS2).</p>	<p>Public Sector Equality Duty (See policy BG1 & FS2).</p> <p>Mitigation of adverse affects N/A</p>	<p>Positive</p> <p>No change required</p>
Policy FS2: Provision of food growing space in new developments	<p>Beneficial affects Ensuring residential developments provide accessible on-site space for food growing has many benefits, including improving the sustainability of food production, increasing access to healthier food, providing opportunities for healthy outdoor activity, and</p>		<p>Positive</p>

	<p>enhancing the city's network of green infrastructure and biodiversity. Food growing can also enable socialisation and learning of new skills, having a positive impact on health and wellbeing, particularly for vulnerable groups such as older persons, people with learning difficulties and people with mental health issues.</p> <p>Beneficial affects Will benefit all 'protected characteristics' with a particular focus on:</p> <ul style="list-style-type: none"> • <i>Age (Older people)/Disability</i>: Will benefit older people, people with learning difficulties and people with mental health issues through greater social interaction, learning and development, facilitation of healing processes and general health and wellbeing. 	<p>Public Sector Equality Duty</p> <ul style="list-style-type: none"> • <i>Advance Equality</i>: Ensures wider access to food growing space and its related health and well-being benefits. <p>Mitigation of adverse affects N/A</p>	<p>No change required</p>
<p>Policy FS3: The protection of existing food growing enterprises and allotments</p>	<p>Commentary Protecting active allotments from loss and local food growing enterprises from unacceptable impacts on their viability will ensure such assets continue to contribute to the sustainability of food production, the promotion of a fairer localised food economy, provide jobs, the provision of access to healthier food, opportunities for healthy outdoor activity, and the city's network of green infrastructure and biodiversity. This will benefit all people.</p> <p>Commentary (See policy BG1 & FS2).</p>	<p>Public Sector Equality Duty (See policy BG1 & FS2).</p> <p>Mitigation of adverse affects N/A</p>	<p>Positive No change required</p>
<p><i>Utilities and Minerals</i></p>			
<p>Policy UM1: Telecommunications</p>	<p>Commentary Ensuring that modern and effective telecommunications systems are provided to support the development of the Bristol economy whilst balancing the need to protect environmental, visual and residential amenity will benefit all people. Health concerns relating to installations are addressed by the policy (see Table 3; Engagement-Utilities and Minerals).</p> <p>Affects Affects are neutral.</p>	<p>Public Sector Equality Duty N/A</p> <p>Mitigation of adverse affects N/A</p>	<p>Neutral No change required</p>
<p>Policy UM2: Unstable Land</p>	<p>Commentary Ensuring an appropriate approach to the development of sites on potentially unstable land in order to protect surrounding local communities.</p> <p>Affects Affects are neutral.</p>	<p>Public Sector Equality Duty N/A</p> <p>Mitigation of adverse affects N/A</p>	<p>Neutral No change required</p>
<p>Policy UM3: Minerals Safeguarding Areas</p>	<p>Commentary Ensuring proven mineral resources which are, or may become, of economic importance are safeguarded from unnecessary sterilisation by non-mineral development.</p> <p>Affects Affects are neutral.</p>	<p>Public Sector Equality Duty N/A</p> <p>Mitigation of adverse affects N/A</p>	<p>Neutral No change required</p>

Policy UM 4: Sewage Treatment Works	Commentary Ensuring land adjacent to Avonmouth Sewage Treatment Works is safeguarded to allow for future expansion.		Neutral No change required
	Affects Affects are neutral.	Public Sector Equality Duty N/A	
		Mitigation of adverse affects N/A	
<i>Development Allocations</i>			
Policy DA1: Proposed Development Allocations	Commentary The proposed development allocations complement the areas of growth and regeneration set out in the Development Strategy (Policies DS1-DS14). Allocations from the Site Allocations & Development Management Policies (July 2014) and the Bristol Central Area Plan (March 2015) have been retained.		See policies DS1-DS14

Step 4: Impact

How has the equality impact assessment informed or changed the proposal?

3.17 The analysis has shown that the majority of policies in the new local plan will have a positive impact on all 'protected characteristics' and other relevant characteristics. This is because all of the policies within the new local plan have been designed and drafted to deliver the overarching aim/objective to achieve *inclusive and sustainable growth and development addressing the needs of everyone in all parts of the city*. Particular policies have been designed and drafted with an express purpose to promote and/or actively seek the advancement of equality and good relations. These include:

Policy AH1: Affordable Housing Provision
Policy SV1: Social Value and Inclusion
Policy E1: Inclusive Economic Development
Policy E6: Affordable Workspace
CF1: Provision of community facilities
Policy DPM1: Delivering Well-designed, Inclusive Places
Policy HW2B: Health and Development

3.18 As the plan primarily relates to the use and development of land and seeks to address people's needs in relation to how land is used (i.e. for homes, employment, transport, services and facilities and to provide a safe and healthy environment), the beneficial effects of policies in the plan are largely focused on those 'protected characteristics' and other relevant characteristics that can act as barrier to those needs being met. These include deprivation, disability, age and race. Other 'protected characteristics' are less relevant, such as gender reassignment, pregnancy and maternity, religion or belief, sexual orientation, and marriage or civil partnership, but would still be subject to beneficial effects as the policies are designed and written to address the needs of everyone.

3.19 A number of the policies have a neutral affect. This is where the policy may have both beneficial and adverse effects that need to be balanced, or, where the policy has no substantive effect on any 'protected characteristic' or other relevant characteristics.

3.20 No negative impacts were identified.

Action Plan

3.21 No actions have been identified to improve data, mitigate issues or maximise opportunities.

How will the impact of your proposal and actions be measured?

3.22 The implementation and effect of the new local plan policies will be monitored through a range of sources. Data collected will inform future policy reviews and decisions on whether to publish further guidance to support the policies. Key sources include:

Bristol Development Monitoring Report

The Bristol Development Monitoring Report is the annual Authority's Monitoring Report² (AMR). The collection, analysis and reporting of planning data is a legal requirement and provides a sound factual basis for decision-making, as well as contributing to government statistics. The AMR report relates to the monitoring period 1st April to 31st March (financial year) and is the principal means for monitoring the implementation of the adopted Bristol Local Plan. Policy areas monitored include housing; economy; environment; retail, community and leisure; and infrastructure and developer contributions.

Bristol Residential Development Survey (RDS)

The Bristol RDS is an annual monitoring survey providing information about housing development in the city, based on planning permissions and site surveys. The main findings report includes figures for the provision of new housing and changes since 2006. RDS data is required for returns to government and internal performance reporting and relates to the monitoring period 1st April to 31st March (financial year).

Bristol Business Development Survey (BDS)

The BDS is an annual survey of planning consents relating to business development. The survey tracks the implementation of permissions affecting retail, office, industrial, warehousing, community infrastructure and leisure uses.

Quality of Life Survey

The Quality of Life (QoL) survey provides an annual snapshot of the quality of life in Bristol based on questions asked to residents. The survey is a useful tool for providing neighbourhood level statistics and public perception information which can help to broadly indicate the impact of policy strategies in the new local plan. The quality of life results cover topics including:

- health;
- lifestyles;
- community;
- local services;
- public perception about living in Bristol.

Step 5: Review

3.23 Feedback and review have been provided by the Equality and Inclusion Team.

² Local Planning Authorities are required to produce an Authority's Monitoring Report (AMR) under Section 113 of the Localism Act 2011. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what the report must contain.

Appendix A: Equalities groups consulted

Black South West Network
BME Voice
Bristol Disability Equality Forum
Bristol Muslim Cultural Society
Bristol Women's Voice
Commission for Race Equality (CORE)
DGLG
Disability Equality Forum
Disability Forum - Bristol Physical Access Chain
Disabled Travel Service
Friends, Families and Travellers
HAVEN (Health for Asylum Seekers)
Malcolm X Centre
Merlin Housing Society
Montpelier Conservation Group
Multi Faith Forum
Older People's Forum
Overseas Chinese Association
RNIB South West
SARI
Shakti Imani Inclusion Project
St Mungo's
Stonewall
Totterdown Childrens Community Workshop
Voice & Influence Forum
Voice & Influence Forum (Bristol Disability Equality)
Voice & Influence Forum (Lesbian, Gay and Bisexual)
The Avon Centre Charity